
Big Sur Multi-Agency Advisory Council Meeting
Friday, September 13th, 2024
10:00 a.m.
Big Sur Lodge, 47225 Highway One, Big Sur, CA 93920
Congressman Jimmy Panetta and Supervisor Mary Adams, Co-Chairs

AGENDA

Please click the link below to join the webinar:

<https://montereycty.zoom.us/j/94034325726>

Passcode: 043269

Or One tap mobile:

+12133388477,,94034325726# US (Los Angeles)

+16692192599,,94034325726# US (San Jose)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):US: +1 213 338 8477
or +1 669 219 2599 or +1 669 900 6833 or +1 312 626 6799 or +1 929 205 6099

Webinar ID: 940 3432 5726

- I. Call to Order**
- II. Roll Call and Introductions**
- III. Approval of the June 7th, 2024 Draft Action Minutes**
- IV. Public Comment on Non-Agenda Items – limited to 3 minutes**
- V. New Business**
 - a. Regent’s Slide Informational Update - Caltrans
- VI. Old Business**
 - a. Nacimiento-Fergusson Road Update - Federal Highway Administration
 - b. Bixby Bridge Emergency Taskforce Update
- VII. Reports from Member Agencies**
 - a. Big Sur Resident, North Coast
 - b. Big Sur Resident, South Coast
 - c. Big Sur Chamber of Commerce
 - d. Community Association of Big Sur
 - e. County of Monterey Planning Department
 - f. Monterey Peninsula Regional Park District
 - g. California Coastal Commission
 - h. Caltrans
 - i. California State Parks and Recreation
 - j. Monterey Bay National Marine Sanctuary
 - k. United States Forest Service
 - l. 5th District, Monterey County Board of Supervisors
 - m. 30th District, California State Assembly
 - n. 17th District, California State Senate
 - o. 19th District, United States Congress
- VIII. Report from Non-Member Agencies on Issues Pertinent to Big Sur**
 - a. United States Forest Service, Law Enforcement Officer

- b. California Highway Patrol
- c. Monterey County Sheriff's Office
- d. Big Sur Fire
- e. Big Sur Byway Organization

IX. Adjournment

Next Meeting – Friday, December 13, 2024

~Thank you to the Big Sur Lodge for your hospitality and for the use of the conference room at the Big Sur Lodge~

For BSMAAC Agendas and Minutes please visit

<https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/current-planning/committees-hearings-agendas>

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Friday, June 7th, 2024
10:00 a.m.
Big Sur Lodge, 47225 Highway One, Big Sur, CA 93920
Congressman Jimmy Panetta and Supervisor Mary Adams, Co-Chairs

DRAFT MINUTES

Link to recorded video https://www.youtube.com/watch?v=JOxC5EGcV_E

- I. Call to Order**
- II. Roll Call and Introductions**
 - a. Big Sur Resident, North Coast – Martha Karstens
 - b. Big Sur Resident, South Coast – Bree Harlan
 - c. Big Sur Chamber of Commerce – Kirk Gafill
 - d. Community Association of Big Sur – Ryne Leuzinger
 - e. County of Monterey Planning Department – Melanie Beretti
 - f. Monterey Peninsula Regional Park District – Caine Camarillo
 - g. California Coastal Commission – Breylen Ammen
 - h. Caltrans – John Olejnik
 - i. California State Parks and Recreation – Brent Marshall
 - j. Monterey Bay National Marine Sanctuary - absent
 - k. United States Forest Service – Chris Stubbs
 - l. 5th District, Monterey County Board of Supervisors – Mary Adams
 - m. 30th District, California State Assembly – Mauricio Arias
 - n. 17th District, California State Senate – John Laird
 - o. 19th District, United States Congress – Jimmy Panetta
- III. Approval of the February 9th, 2024 Draft Minutes**
 - a. Martha Karstens comments there are many typos
 - b. Motion to include edits – Kirk Gafill, Second Mary Adams, all in favor.
- IV. Public Comment on Non-Agenda Items – limited to 3 minutes**
 - a. 50th Anniversary of BSF**
 - i. Congressman Panetta presented a Congressional Resolution honoring the 50th anniversary of Big Sur Fire
 - ii. Senator Laird and Mauricio presented a joint Senate and Assembly resolution
 - iii. Supervisor Adams commented and congratulated BSF on their anniversary
 - iv. Chief Matt Harris thanked the community for support
 - b. 75th Anniversary of Nepenthe**
 - i. Congressman Panetta presented a Congressional Resolution honoring the 75th Anniversary of Nepenthe
 - ii. Senator John Laird presented a joint Legislative Resolution honoring the 75th Anniversary of Nepenthe
 - iii. Supervisor Adams presented a Supervisorial Proclamation honoring the 75th Anniversary of Nepenthe

- iv. Kirk Gafill thanked the elected representatives and the community for the recognition.
- v. Dana Carnazzo commented on the 75th Anniversary of Nepenthe
- c. Dana Carnazzo commented
- d. Matt Glazer commented
- e. Senator Laird commented
- f. Mike Caplin commented
- g. Senator Laird commented
- h. Heather Chappellet-Lanier question to Caltrans
- i. John Olenjik – offered to chat about this question after the BSMAAC meeting
- j. Bruce Merchant – commented
- k. Tori Chesebrough-Buckles – commented
- l. Nick Pasculli – Director of Communications and County of Monterey Public Information Officer, thanking community for their partnership and prepared resources and services guide available to residents.
- m. Martha Diehl – Commented with a shout-out of the Big Sur community
- n. Kate Daniels – Commented
- o. Marcus Foster – Commented on behalf of Keep Big Sur Wild
- p. Commissioner Annie Notthoff – Commented
- q. Steve Beck – Commented on two things, pampas grass concerns and the supply and demand of tourism concerns
- r. David Witkowski – Senior Advisor for MBEP focused on Broadband commented on MBEP’s follow up to Broadband
- s. Alyssa Rendon – SeeMonterey Community Relations Director commented
- t. Dana Carnazzo – commented

V. New Business

- a. Big Sur Fund in Memory of Weston Call – Galen Call
 - i. Thank you for allowing me to be on the agenda and to speak to those who live here. I am Weston Call’s mom, and the fund was created shortly after Weston passed in December of 2018.
 - ii. Comment from Supervisor Adams of kindness and memory of the shuttle business Weston had started and how he remains in our hearts and in our minds.
 - iii. Matt Glazer as an adviser on the Weston Call Fund, commented about his memory of Weston driving the conversation of how the shuttle business started. Specific intention to continue the dream and be able to contribute to the services that are critical to the community of Big Sur.
- b. Coastal ADU Ordinance – County of Monterey Housing and Community Development Presented by Edgar Sanchez, Assistant Planner
 - i. See attached presentation in packet.
 - ii. ADUs have been updated several times over the years. Intention of the ADU legislation is to increase affordable housing stock. In this region, there are Coastal regulations that are governed by the Coastal Commission as well. The presentation includes state guidelines for how they impact unincorporated County of Monterey, including Big Sur.

1. Sharon Petrosino-Wilson - question
2. Mike Caplin - question
3. Peggy Goodale - commented
4. Steve Beck- question
5. Dana Carnazzo – question
6. Breylene Ammen – commented
7. Bree Harlan - commented
8. Mike Caplin - commented

VI. Old Business

- a. Nacimiento-Fergusson Road Update - Federal Highway Administration
 - i. Chris Stubbs – thanked contractor for doing great work. Contractor is demobilizing this week for phase one. Monterey County working with USFS for phase two on tree hazards and implementation of signage.
 - ii. Nick Pasculli – Commented that the County prepared some messaging for residents and visitors, different messaging.
 - iii. Marcus Foster – commented
 - iv. Chris Stubbs – forest order prohibiting dispersed camping. Road is USFS road, and the County has a maintenance agreement for the road.
 - v. Joel – commented on dispersed camping
- b. Bixby Bridge Emergency Taskforce Update
 - i. <https://bigsurkate.blog/2024/05/28/bixby-bridge-memorial-day-weekend/>
 - ii. Mauricio Arias from Assemblymember Addis’ office – co-led by Supervisor Adams’ office. Working with key agencies.
 - iii. Supervisor Adams – comments and thanks to Mauricio. Google maps removed parking. Thank you to Marcus Foster for the video he put together about Memorial Day Weekend. Yesterday, site visit with Commissioners who have been able to see the video and the site.
 - iv. Martha Karstens – commented
 - v. Captain Ian Troxell – commented
 - vi. Commander Andy Rosas – New County Coastal Commander for Sheriff - commented
 - vii. Alyssa Rendon – SeeMonterey – commented
 - viii. Dianna Ballantyne – commented
 - ix. Martha Diehl – commented
 - x. John Olejnik - commented
 - xi. Dana Carnazzo –commented
 - xii. Rob O’Keefe –commented
 - xiii. Marcus Foster – commented

VII. Reports from Member Agencies

- a. **Big Sur Resident, North Coast – Martha Karstens**
 - i. Thank you to Law Enforcement. Grange getting AED unit. Historical Society setting dates for programs. Big Sur CERT refresher training. Rocky Creek slip out. 150 people were stuck in Big Sur without somewhere to stay and stayed at the Big Sur Lodge.
- b. **Big Sur Resident, South Coast – Bree Harlan**
 - i. Thank Tom Collins who has been instrumental in keeping the community informed. Thank you to Federal Highway Administration program

managers, Michael Daigler, Justin Henwood, contractor Nick. Ability to participate in these meetings. Appreciate the zoom option but would like to be able to participate on zoom. Lack of education maintenance for vegetation management on the artillery roads to Naci-Ferg. Concerned about the reopening of Naci-Ferg to the public when Highway 1 cannot be fully opened. Concerned about the reopening of dispersed camping roads. Continued closure of Highway 1 which has created an island community experiencing of hardships.

c. Big Sur Chamber of Commerce – Kirk Gafill

- i. Traffic levels now that Rocky Creek has 24/7 access, we have seen a bounce back in levels of tourism but it is still very low. Thankful to Justin Lin from Department of Emergency Management with a small business administration pop-up. Thankful for Supervisor Adams to offer any help that may be needed. Thankful to Caltrans for being available to collaborate and provide convoys. CHP has been fully aware and involved with convoy challenges. Assemblymember Addis and her staff were helpful. Senator Laird and his staff like Kate Daniels were available to understand the challenges and identify up to the state level. Congressman Panetta and his Chief of Staff Mark Dennin were so helpful with SBA. Chief Harris with Big Sur Fire were engaged in unified command while representing the community. Community Foundation for Monterey County, members of the Monterey County Hospitality industry hosting a fundraiser. CABS received the funds to vet individuals who have been impacted economically, heroic effort from Patte Kronlund and Rachel Goldberger to go through every application.

d. Community Association of Big Sur – Ryne Leuzinger

- i. Community Association of Big Sur Rocky Creek Slip Out Disaster Relief CABS has distributed 535 grant checks - \$267,500! We have a small amount of Disaster Funding remaining and we have reached out to the 19 individuals who submitted a late request for financial assistance. We are processing these Assessment Forms now with the Employers and Independent Contractor References. We hope to issue these new grant checks this coming week.
- ii. CABS could not do this important Disaster Relief Work without our partnerships. We are very “grateful” to the following: David Fink (the Visionary), La Playa Hotel (the Host), Elsa Rivera and Matt Pederson and their Big Sur Food & Wine Team (the Magicians), all the Chefs, Wine Makers, the Live Auction Donors, those who attended, and all those who continue to donate to support the Big Sur community. THANK YOU! The Big Sur Relief Fund in Memory of Weston Call and the Community Foundation for Monterey County for receiving all of these donations from the La Playa Fundraiser and granting \$112,012 to CABS. THANK YOU! Private donations to CABS Big Sur Emergency Fund. THANK YOU! All of the Big Sur businesses, up and down the coast, for their assistance with employees and eligibility. With over 600 Assessment Forms received, we could not have done this without all of you as quickly as we did. THANK YOU!

- iii. A concern still exists for our South Coast neighbors who have been impacted since January 2023 and will continue to struggle until well after the highway reopens in the late fall of 2024.
- iv. CABS also wants to acknowledge Caltrans for their quick response on Easter morning to assess the Rocky Creek Slip Out and initiate “Convoys” at 12 & 5pm on that day. THANK YOU!
- v. Chief Matt Harris activated “Big Sur Incident Command” on March 30th within an hour of the slip out. The following individuals answered the call: Kirk Gafill / Big Sur Chamber, Sharen Carey / BSHC, Martha Karstens / CERT, and Patte Kronlund / CABS. It was their quick action initiated by Chief Harris and Big Sur Fire volunteers to identify a “Shelter” at Big Sur Lodge Conference Room Saturday night for those trapped who did not plan to stay the night. The Red Cross trailer at the Big Sur Health Center was brought to the Conference Center. For those travelers needing assistance they were directed to info@cabigsur.org It took all of us working together to support the estimated 1400 travelers trapped for a night.
- vi. The USFS ERFO Project - Nacimiento Ferguson Road + Plasket and Los Burros: Report from Tom Collins, South Coast resident and Director on the CABS Board - I thought the ERFO project was a success, beyond the technical achievement of finishing two months early, because community representatives (Tom Collins and Butch Kronlund) were involved from the beginning. From a resident's perspective, the project team of Mike Daigler, Justin Henwood and Nick Herbach deserve a good deal of credit because of their excellent communication skills and issue resolution. Mike Daigler was always aware of the impact of the project on the community as new closures on HWY1 added to the community's misery. Mike frequently asked how specific residents were holding up under the strain. Mike and Nick knew these individuals by name and asked about them. Early on, the project team allowed direct communication between Nick Herbach and myself so a detailed and precise schedule of closures could be immediately shared with residents on a weekly basis. Justin Henwood was always quick to respond to emails even on weekends. Another exceptional thing Mike did was to allow his monthly meetings to be used as a forum for stakeholders to discuss matters related to the project but not part of the project. Among other things, this led to a maintenance project on Plaskett and Los Burros after a site visit by MOCOPW (Monterey County Public Works) and USFS. Also a road project that had USFS provide 194 tons of gravel with the agreement that residents would install it. Mike Daigler's leadership in providing a forum led to these successes that he may not even be aware of. No future project should be conducted without a resident representative at the beginning. I also want to recognize and thank Randy Ishii, MOCOPW, and his staff Jose, Enrique and Contractor Papich for the great work they are doing on Plaskett and Los Burros roads. The community is very grateful. Thank you, Tom Collins.
- vii. FABS - Encourage residents to participate in (on-going) Big Sur Safety and Evacuation Survey (poster on table at back of room with QR code) Beginning 10 day chipper pilot for Big Sur Firewise-recognized

communities in July (further information to be provided in next two weeks) Fireside Chat expanded to include Mid-Coast Fire station location. FABS will have a booth at Big Sur Fire Muster July 13

e. County of Monterey Planning Department – Melanie Beretti

- i. County Board of Supervisors continued the Garrapata Bridge Railing item to June 25th. This past Wednesday, June 5th the Planning Commission reviewed the County’s Housing Element Draft and we will take the draft to the June 11th Board of Supervisors meeting. Vacation Rental Ordinance hearing at the Planning Commission’s meeting Wednesday, June 12th and look forward to hearing from the community before sending a recommendation to the Board of Supervisors. In the coastal zone, Coastal Commission staff will need to review the Vacation Rental Ordinance. Comprehensive Big Sur Land Use Plan community meeting June 18th, 4-7pm, with planning team and Kate Daniels and Martha Diehl at the Big Sur Lodge. Big Sur Land Use plan going back to Planning Commission on June 26th.

f. Monterey Peninsula Regional Park District – Caine Camarillo

- i. Hosted 3rd annual race for open space co-hosted with Big Sur Land Trust. Planning and design phase for CRFREE. Applying for grants and close to securing commitments. Invite people to attend Garland Ranch Regional Park annual Wildflower Show this weekend, June 8 & 9. Remains committed to ParkIt! Shuttle program. Implementing seasonal maintenance for trail and open space maintenance and wildfire prevention.

g. California Coastal Commission – Breylen Ammen

- i. Last evening, Commissioners attended site visit at Bixby Bridge and then attended Community Gathering in this room. Coastal Commission meeting next week Friday, June 14th in Morro Bay. CCC issuing permits to projects in area including Highway repairs. We will provide input on STR ordinance and ADU ordinance.

h. Caltrans – John Olejnik

- i. Appreciate gratitude for the comments of thanks. Rocky Creek slip out signal light needs to accommodate bicycles to go through. Permit structure teams are working as quickly as possible under emergency work with an estimated repair by summer of 2025. Cameras are watching the signal light loops. Go right up to the limit line to trigger the signal. Paul’s Slide opening has been moved up and opening sooner than anticipated. All the plans under way, looking at the plans as a whole, we would like to look at those in collaboration with others.

i. California State Parks and Recreation – Brent Marshall

- i. Upping aquatic safety. Thank you, Nick and Sonia at the County who have been exception, and her presence has been noted in the community which has been outstanding. The fine for parking that increased here has seemed to help deter people from parking illegally. The shuttle for ParkIt! near Point Lobos is a great example for reducing highway traffic. We have exhaustive almost all of our options to work on this problem, but we are working with cooperating agencies to address this issue. More information about ParkIt! is available online. There have been comments about restrooms, and State Parks restrooms are free and available to members of

the public for a 10-minute stop. For the ideas of building new restrooms, development in the coastal zone is challenging. We plan to build 9 cabins in Pfeiffer which was approved by the board in Salinas, and if you have comments, you may contribute them during the planning process.

j. Monterey Bay National Marine Sanctuary – Absent the following report was read out loud.

- i. MBNMS continues to coordinate with Caltrans and other agencies such as US Army Corp, CA Coastal Commission, NOAA Fisheries, US Fish and Wildlife Service, and CA Dept of Fish and Wildlife on permitting and mitigations for Big Sur Hwy One road repair activities at the four main landslide locations that occurred in 2024 due to winter storms. The goals are to minimize impacts to endangered black abalone, and other resources, and get the road open to all again. Sunday, June 8th is the final decision by the Pacific Fishery Management Council on fishery protections for three proposed areas (Ano Nuevo, Ascension Canyon, and Sur Ridge) for deep sea coral research and restoration. The areas would allow MBNMS to conduct out planting studies of deep-sea corals in deep areas (over 400 fathoms in federal waters) that are suitable for transplanting corals. The areas would be closed to fixed gear fisheries which include pots/traps, in order to protect the out planted corals from crushing or other damage due to fishing gear. This project is included in sanctuary's draft climate adaptation plan, which is under development and due for completion in 2025. Team OCEAN (Ocean Conservation Education Action Network) kayakers headed out to recreational areas in Elkhorn Slough, Moss Landing and Cannery Row, Monterey starting on Memorial weekend to educate the public about the sanctuary, it's incredible wildlife and how to responsibly interact with other animals (e.g. sea otters, harbor seals, sea lions, birds). This year 16 new Team OCEAN volunteers were trained and deployed into the field, and will be operating on weekends (Friday, Sat, Sun) until Labor Day. During their shifts, volunteers collect data and act as good witnesses by documenting and reporting wildlife disturbances. Team OCEAN volunteers help keep an eye on the sanctuary and contribute to documenting and preventing wildlife disturbances during the high tourist season in MBNMS. On Saturday, May 25th at the Sanctuary Exploration Center (SEC) in Santa Cruz, the "Dia de la Comunidad" event drew in a crowd of approximately 500 people. This event was funded by the California Department of Parks and Recreation Outdoor Equity Grant in efforts to provide more accessible outdoor education for marginalized communities. The celebration brought together three prominent community groups, including the Watsonville Senior Center, Activities for All Kids Mariachi, and Folklorico, alongside a dedicated school group. The event showcased a diverse range of activities aimed at engaging participants of all ages, from plankton viewing stations to kayaking adventures at the wharf. Arts and crafts activities added a creative touch, while a beach scavenger hunt added an element of excitement.

k. United States Forest Service – Chris Stubbs

- i. Long Beach Conservation Corps will be working on trails including Sand Dollar Beach trail. Acknowledge concerns raised about reopening

Nacimiento-Ferguson Road and camping. Virtual public meeting coming up soon. Wildfire prevention continuing with strategic community fuel break. Implemented forest order prohibiting overnight camping.....

l. 5th District, Monterey County Board of Supervisors – Mary Adams

- i. Thank you to Alex, Quinn and Alex Vatsula Visuals. Thank you to Colleen for coordinating the Coastal Commission meeting last night. Coordination in this community and every entity has been remarkable. Marcus, your efforts have been incredible and so impactful. Communication and Collaboration. Thank you, Caltrans for how quickly you moved on the Rocky Creek slip out. Commander Rosas, your comments about international signage. My time is winding down and this is such a treat, and a great opportunity to serve on this council.

m. 30th District, California State Assembly

- i. Sacramento updates, Assemblywoman was given new committee assignments. State is facing a budget deficit. Assemblymember Dawn Addis serves on the Central Coast Legislative Caucus. Safeguarding classroom funding, housing costs, emergency response. District related priorities, BigSurKate was selected as Woman of the Year in Monterey County. Unemployment assistance can be obtained by contacting our office.

n. 17th District, California State Senate

- i. Great to be here and see you in person. Kirk did an outstanding job going through everyone and their role in what happened with the Rocky Creek slip out. I had been on a Senate delegation to Japan, and I was in immigration when I received the first text and calls about Rocky Creek Slip out. I got the Caltrans Director on the phone and he was unaware of the day trippers who were stuck between the closures. Working with the business community to ensure they were prepared ahead of the road opening for their staff and the community to be ready. Media questions during road closures were surprising and the public unaware of Big Sur needed to be reoriented to the situation and the impacts. Proud to have my staff member, Kate Daniels, become my partner as she transitions in to being the next County Supervisor. Sorry for taking so long, it is rare I get a chance to see you and I'd like to

o. 19th District, United States Congress

- i. Most has been said already and I need to make it back to my daughter's Carmel High School Graduation. Caltrans who was right on it when Rocky Creek slip out occurred. Give credit to SBA for the recovery center in Big Sur. Please contact my office for any SBA assistance. When it comes to Rocky Creek, I'd like for the federal government to do what it does best, spend money, and support Caltrans in their Department of Transportation reimbursement. Rural Broadband will continue to engage at all levels so Big Sur is not left out. Making sure we get an accurate count of households in Big Sur part of the maps being developed by the federal commission for improvement. If you see inaccuracies, please contact my office. NOAA weather transmitter, thank you Martha for this idea, and we immediately got on it. We are able to place this at the tower at Post Ranch, and NOAA is in the process of acquiring antenna. Naci-

Ferg, emphasize coordination of the meetings we put together. State Farm is the largest home insurance company in California. Disaster Resiliency and Recovery Act, for grant program administered by the state to be distributed to homeowners, create a tax credit for homeowners, and direct states to consider disaster mitigation activities when setting up insurance premiums. Encourage and incentivize homeowners.

p. Public Comment on Member Reports

- i. Mike Caplin – question
- ii. Bruce Merchant - question

VIII. Report from Non-Member Agencies on Issues Pertinent to Big Sur

a. United States Forest Service, Law Enforcement Officer

- i. John Ares – one and only law enforcement officer, from here to the SLO County line, not including the East Side of the mountain range. Feedback to south coast residents about Naci-Ferg reopening. Already coordinating for Labor Day weekend, when that does happen, we will bring extra officers up to the area. Roadside camping still a big deal and thank you to SO for giving authority to issue citations. Campfires, when in fire season, zero tolerance. I rely on the community to be eyes and ears. Easy way to get in touch with me, call 911, reach out to SO and they are good at giving me a call.

b. California Highway Patrol

- i. Ian Troxell – I was trying to pull over a car that ran the red light at Rocky Creek and another car crossing double lines. So I was late to this meeting. Government approach to tackle problems has great collaboration. 770-8000 phone number, please follow social media. PIO receptive and responsive to traffic complaints.

c. Monterey County Sheriff's Office

- i. Andy Rosas, publicly acknowledge State Parks and CHP for their help during Easter weekend. We were cut off from accessing Big Sur. Working with SLO law enforcement agencies. That is already in place. We can confirm that we have relied on SLO, most recently death in Salmon Creek area relied on partners in SLO area. If they are available, they will respond and are here to help us.

d. Big Sur Fire

- i. Chief Harris, thank you for the proclamation and the congressional record and our 50th anniversary. Special year for the organization. Strategic Plan update and will be reaching out to you for input on strategic plan update. Thank you to one of my firefighters, Paul Ammen, who helped make this space available as an emergency shelter during the first night of the Rocky Creek slip out.

e. Big Sur Byway Organization

- i. Martha Diehl, the Byway Org has tried to figure out how to be helpful. Garrapata Bridge Railings Working group suggestions are not within Caltrans capacity and a legislative fix is needed.

f. Public Comment on Non-member agency reports

- i. Marcus Foster: question

IX. Adjournment

Motion Martha Karstens, Second Kirk Gafill, all in favor.

Congressman Panetta thank you to everyone who is here today!

Adjournment at 1:51pm.

Next Meeting – Friday, September 13, 2024

~Thank you to the Big Sur Lodge for your hospitality and for the use of the conference room at the Big Sur Lodge~

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<https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/current-planning/committees-hearings-agendas>

PROJECT APPLICATIONS IN BIG SUR
County of Monterey Housing & Community Development – Planning
ACTIVITY BETWEEN MAY 17, 2024 AND AUGUST 30, 2024

The following projects are currently active within the Big Sur Coast Land Use Plan area or have been decided since May 17, 2024. Changes are highlighted:

FILE #	APPLICANT	AREA	PROPOSED USE
PLN230350 (PLANNER: CHRISTINA VU)	MR ARTEMIS LLC	30860 AURORA DEL MAR, CARMEL	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A NEW 622 SQUARE FOOT ACCESSORY DWELLING UNIT ATTACHED BY A 210 SQUARE FOOT TRELIS AND ASSOCIATED SITE IMPROVEMENT; 2) COASTAL ADMINISTRATIVE PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF CULTURAL RESOURCE; AND 3) ACCEPT THE AMENDED CONSERVATION & SCENIC EASEMENT DEED. THE PROPERTY IS LOCATED AT 30860 AURORA DEL MAR, CARMEL (ASSESSOR'S PARCEL NUMBER 243-351-002-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON JUNE 11, 2024; PROJECT DEEMED "INCOMPLETE" ON JULY 11, 2024. STATUS IS "INCOMPLETE" . *CONDITIONS STILL HAVE TO BE CLEARED UNDER PLN220218
PLN230291 (PLANNER: HYA HONORATO)	RATAUL BALBIR TR	46820 CLEAR RIDGE ROAD, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW A TEST WELL AND 2) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF ESHA. THE PROPERTY IS LOCATED AT 46820 CLEAR RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-271-001-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON MARCH 13, 2024; PROJECT DEEMED "COMPLETE" ON APRIL12, 2024. PROJECT APPROVED BY ZONING ADMINISTRATOR ON JUNE 27, 2024. FINAL LOCAL ACTION NOTICE SENT TO COASTAL COMMISSION ON AUGUST 30, 2024; THERE WILL BE A 10 "WORKING DAY" APPEAL PERIOD. STATUS IS "PENDING APPROVED" .

FILE #	APPLICANT	AREA	PROPOSED USE
PLN230036 (PLANNER: JOSEPH ALAMEDA)	SALOMON CHARLOTTE D TR & FETHERSTON RICHARD S TR ET AL	30740 AURORA DEL MAR, CARMEL	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) AFTER-THE-FACT COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO CONVERT 721 SQUARE FEET OF CRAWL SPACE TO HABITABLE SPACE; 2) AFTER-THE-FACT COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF; 3) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW ADDITION OF 288 SQUARE FEET OF OFFICE SPACE; 4) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ESHA; AND 5) COASTAL ADMINISTRATIVE PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF KNOWN ARCHAEOLOGICAL RESOURCES. THE PROPERTY IS LOCATED AT 30740 AURORA DEL MAR, CARMEL (ASSESSOR'S PARCEL NUMBER 243-341-004-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON JULY 24, 2024; PROJECT DEEMED "INCOMPLETE" ON AUGUST 22, 2024. STATUS IS "INCOMPLETE".
PLN220217 (PLANNER: FIONNA JENSEN)	FOWLER JOHN F & ANNE M TRS	46402 PEAR VALLEY ROAD, BIG SUR	COASTAL ADMINISTRATIVE PERMIT TO ALLOW LESS THAN 100 CUBIC YARDS OF GRADING ON SLOPES IN EXCESS OF 30 PERCENT AND A DESIGN APPROVAL TO ALLOW CONSTRUCTION OF 355 SQUARE FOOT STORAGE STRUCTURE AND ASSOCIATED SITE IMPROVEMENTS INCLUDING AN AUTO COURT AND RETAINING WALLS. THE PROPERTY IS LOCATED AT 46402 PEAR VALLEY ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-231-005-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON SEPTEMBER 20, 2023; PROJECT DEEMED "INCOMPLETE" ON OCTOBER 20, 2023. PROJECT RE-SUBMITTED ON DECEMBER 13, 2023. ACCORDING ACCELA, NO 884 LETTER WAS SENT OUT BUT PROJECT DEEMED "COMPLETE" ON JANUARY 12, 2024. PROJECT APPROVED AT ADMINISTRATIVE HEARING (CHIEF OF PLANNING) ON JUNE 5, 2024. FINAL LOCAL ACTION NOTICE SENT TO COASTAL COMMISSION ON JULY 11, 2024; NO APPEAL RECEIVED BY COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE".
PLN220280 (PLANNER: ZOE ZEPP)	RATAUL BALBIR TR	46977 & 46820 CLEAR RIDGE ROAD, BIG SUR	COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE REPLACEMENT OF AN EXISTING EXTERIOR STAIRCASE, CONSTRUCTION OF AN EXTERIOR CANTILEVERED STAIRCASE ATTACHED TO AN EXISTING RETAINING WALL, CONSTRUCTION OF A 100 SQUARE FOOT NON-HABITABLE ACCESSORY STRUCTURE AND INSTALLATION OF TWO (2) 5,000 GALLON ABOVE GROUND WATER TANKS. THE PROPERTY IS LOCATED AT 46977 & 46820 CLEAR RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-271-008-000 AND 419-271-001-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON JANUARY 24, 2024; PROJECT DEEMED "INCOMPLETE" ON FEBRUARY 23, 2024. PROJECT WAS RE-SUBMITTED ON MARCH 12, 2024; PROJECT DEEMED "COMPLETE" ON APRIL 9, 2024. PROJECT APPROVED BY CHIEF OF PLANNING ON MAY 15, 2024. FINAL LOCAL ACTION NOTICE WAS SENT TO COASTAL COMMISSION ON JULY 1, 2024; NO APPEAL RECEIVED BY COASTAL COMMISSION. STATUS IS "CONDITION COMPLIANCE".

FILE #	APPLICANT	AREA	PROPOSED USE
PLN220090 (PLANNER: PHIL ANGELO)	CALIFORNIA DEPARTMENT OF TRANSPORTATION (GARRAPATA CREEK BRIDGE)	LOCATED AT POST MILE 63.0 ALONG THE GARRAPATA BRIDGE, HIGHWAY 1, BIG SUR	<p>COMBINED DEVELOPMENT PERMIT CONSISTING OF A: 1) COASTAL DEVELOPMENT PERMIT TO ALLOW REPLACEMENT OF BRIDGE RAILS ON THE GARRAPATA CREEK BRIDGE; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREA; 3) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN THE BIG SUR CRITICAL VIEWSHED; AND 4) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON A HISTORICAL SITE. THE PROJECT IS LOCATED AT POST MILE 63.0 ALONG THE GARRAPATA CREEK BRIDGE, HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 000-000-000-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE.</p> <p>PROJECT SUBMITTED ON NOVEMBER 4, 2022; 30-DAY REVIEW PERIOD ENDED DECEMBER 2, 2022. PROJECT DENIED BY PLANNING COMMISSION ON MARCH 8, 2023. PROJECT APPEALED ON MARCH 23, 2023. PROJECT SCHEDULED FOR BOARD OF SUPERVISORS HEARING ON DECEMBER 6, 2023; ITEM CONTINUED TO JANUARY 30, 2024, MARCH 26, 2024 & MAY 7, 2024 MEETINGS BY BOARD OF SUPERVISORS. PROJECT DENIED BY BOARD OF SUPERVISORS ON JUNE 25, 2024. FINAL LOCAL ACTION NOTICE SENT TO COASTAL COMMISSION ON JULY 23, 2024. APPEAL RECEIVED BY COASTAL COMMISSION STAFF ON AUGUST 9, 2024. STATUS IS "APPEALED".</p> <p>*COASTAL COMMISSION ASSUMED JURISDICTION OF PROJECT</p>
PLN210348 (PLANNER: MARY ISRAEL)	NAIK DEVANG & DESAI RUPA	36240 & 36242 HIGHWAY 1, MONTEREY	<p>COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO DEMOLISH EXISTING SINGLE FAMILY DWELLING AND CONSTRUCT NEW 9,392 SQUARE FOOT TWO-LEVEL SINGLE FAMILY RESIDENCE INCLUDING AN ATTACHED THREE-CAR GARAGE; AND A NEW SINGLE STORY 1,200 SQUARE FOOT ACCESSORY DWELLING UNIT WITH A 536 SQUARE FOOT TWO-CAR GARAGE AND NEW DRIVEWAY; 2) COASTAL DEVELOPMENT PERMIT FOR REMOVAL OF THREE CYPRESS TREES INCLUDING ONE LANDMARK TREE; 3) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF; 4) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES GREATER THAN 30%; 5) COASTAL ADMINISTRATIVE PERMIT FOR DEVELOPMENT WITHIN 750 FEET OF ARCHAEOLOGICAL RESOURCES. THE PROPERTY IS LOCATED AT 36240 & 36242 HIGHWAY 1, MONTEREY (ASSESSOR'S PARCEL NUMBER 243-251-011-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON NOVEMBER 23, 2022; PROJECT DEEMED "INCOMPLETE" ON JANUARY 6, 2023. PROJECT RE-SUBMITTED ON OCTOBER 10, 2023; PROJECT DEEMED "INCOMPLETE" ON NOVEMBER 9, 2023. PROJECT RE-SUBMITTED ON JANUARY 29, 2024; PROJECT DEEMED "INCOMPLETE" ON APRIL 12, 2024. PROJECT RE-SUBMITTED ON MAY 24, 2024; PROJECT DEEMED "INCOMPLETE" ON JULY 10, 2024. PROJECT RE-SUBMITTED ON AUGUST 13, 2024; 30-DAY REVIEW PERIOD ENDS ON SEPTEMBER 11, 2024. STATUS IS "RE-SUBMITTED".</p>

FILE #	APPLICANT	AREA	PROPOSED USE
PLN210292 (PLANNER: MARY ISRAEL)	CUDE JESSE L & SANDRA TRS	37761 PALO COLORADO ROAD, CARMEL	<p>COMBINED DEVELOPMENT PERMIT TO CLEAR A CODE ENFORCEMENT VIOLATION (14CE00095) CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 1,175 SQUARE FOOT SINGLE-FAMILY DWELLING, A BRIDGE, 5,000 GALLON WATER TANK AND TWO (2) NON-HABITABLE ACCESSORY STRUCTURES; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES GREATER THAN 30%; AND 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT (INTERMITTENT STREAM) AREA. THE PROPERTY IS LOCATED AT 37761 PALO COLORADO, BIG SUR (ASSESSOR'S PARCEL NUMBER 418-081-033-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON AUGUST 9, 2022; PROJECT DEEMED "INCOMPLETE" ON SEPTEMBER 7, 2022. PROJECT RE-SUBMITTED ON OCTOBER 31, 2023; PROJECT DEEMED "INCOMPLETE" ON NOVEMBER 29, 2023. PROJECT RE-SUBMITTED ON JANUARY 9, 2024; PROJECT DEEMED "INCOMPLETE" ON FEBRUARY 8, 2024. PROJECT RE-SUBMITTED ON FEBRUARY 26, 2024; PROJECT DEEMED "INCOMPLETE" ON MARCH 26, 2024. PROJECT RE-SUBMITTED ON MAY 6, 2024. PROJECT DEEMED "COMPLETE" JUNE 5, 2024. ACCORDING TO ACCELA, PROJECT HAS NOT BEEN SET FOR HEARING. STATUS IS "COMPLETE".</p>
PLN200097 (PLANNER: FIONNA JENSEN)	WIND & SEA PROPERTY LLC	54722 HIGHWAY 1, BIG SUR	<p>AFTER-THE-FACT COMBINED DEVELOPMENT PERMIT TO PARTIALLY CLEAR CODE ENFORCEMENT VIOLATION (16CE00201) CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE PARTIAL CONVERSION OF A DETACHED GARAGE INTO A GUESTHOUSE; 2) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF OUTDOOR SAUNA, HOTS, TUBS AN OUTDOOR PATIO AND DECKS; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF; 4) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES EXCEEDING 30%; AND 5) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREA. THE PROPERTY IS LOCATED AT 54722 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 421-011-010-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON DECEMBER 14, 2023 [AFTER RE-ASSIGNED PLANNER HANDED OUT NEW CHECKLIST], PROJECT DEEMED "INCOMPLETE" ON JANUARY 18, 2024. PROJECT RE-SUBMITTED ON FEBRUARY 13, 2024; PROJECT DEEMED "COMPLETE" ON MARCH 13, 2024. PROJECT APPROVED BY ZONING ADMINISTRATOR ON JULY 11, 2024. FINAL LOCAL ACTION NOTICE SENT TO COASTAL COMMISSION ON AUGUST 23, 2024. 10-DAY APPEAL PERIOD ENDS ON SEPTEMBER 11, 2024. STATUS IS "CONDITION COMPLIANCE".</p>

FILE #	APPLICANT	AREA	PROPOSED USE
PLN170932 (PLANNER: ZOE ZEPP)	EVANS PETER H TR	38793 PALO COLORADO ROAD, MONTEREY	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF A 980 SQUARE FOOT SINGLE FAMILY DWELLING, 128 SQUARE FOOT COVERED PORCH, 20 SQUARE FOOT COVERED ENTRY, 184 SQUARE FOOT DECK AND INSTALLATION OF NEW WATER TANKS; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPE EXCEEDING 30 PERCENT; AND REMOVAL OF TREES DAMAGED BY THE SOBERANES WILDFIRE. THE PROPERTY IS LOCATED AT 38793 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-161-006-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. ORIGINAL APPLICATION SUBMITTED ON MAY 10, 2018; PROJECT DEEMED "INCOMPETE" ON JUNE 6, 2018. APPLICATION RE-SUBMITTED OCTOBER 12, 2018; PROJECT DEEMED "COMPLETE" ON NOVEMBER 8, 2018. PROJECT OWNER DECIDED TO RE-DESIGN PROJECT AND HIRE A NEW AGENT. NEW APPLICATION FOR RE-DESIGNED PROJECT SUBMITTED ON AUGUST 22, 2024. 30-DAY REVIEW PERIOD ENDS ON SEPTEMBER 20, 2024. STATUS IS "APPLIED".
PLN140625-EXT1-EXT2 (PLANNER: MCKENNA BOWLING)	BEHLAU CHRISTOPHER AND BEHLAU JULIEN AND BEHLAU STEFAN (FORMERLY HAYWARD GILES)	38025 ROCKY CREEK ROAD, BIG SUR	SECOND THREE-YEAR EXTENSION TO A PREVIOUSLY APPROVED FOUR (4) YEAR EXTENSION (PLN140625-EXT1) OF PREVIOUSLY APPROVED PERMIT (PLN140625), AN AMENDMENT OF A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT TO ALLOW CONSTRUCTION OF A 2,800 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING WITH A 331 SQUARE FOOT COVERED DECK AND A 2,711 SQUARE FOOT UNCOVERED DECK; A 1,960 SQUARE FOOT ONE-STORY YOGA STUDIO WITH A 906 SQUARE FOOT UNCOVERED DECK; A 576 SQUARE FOOT ONE-STORY DETACHED GARAGE; INSTALLATION OF A SEPTIC SYSTEM; CONSTRUCTION OF A WELL; AND ASSOCIATED GRADING; DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT; AND DEVELOPMENT WITHIN 750 FEET OF KNOWN ARCHAEOLOGICAL RESOURCES. THE PROPERTY IS LOCATED AT 38025 ROCKY CREEK ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 418-132-002-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. RELATED TO PLN990440, PLN020073, PLN040077, PLN060176, PLN080111 AND PLN100119. PROJECT SUBMITTED ON JULY 24, 2024. PROJECT DEEMED "COMPLETE" ON JULY 24, 2024. ACCORDING TO ACCELA, PROJECT HAS NOT BEEN SET FOR HEARING. STATUS IS "COMPLETE".

FILE #	APPLICANT	AREA	PROPOSED USE
PLN040180-AMD1 (PLANNER: FIONNA JENSEN)	BERGERON BIG SUR DEVELOPMENT LLC	48170 HIGHWAY 1, BIG SUR	<p>AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN040180) CONSISTING OF: COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT TO RECONFIGURE FOUR (4) EXISTING LOTS OF RECORD COMPRISING 34.1 ACRES +/- (PARCEL 1), 74.2 ACRES +/- (PARCEL 2), 0.14 ACRES +/- (PARCEL 3) AND 24.8 +/- ACRES (PARCEL 4) IN THE COASTLANDS SUBDIVISION INTO THREE (3) LOTS OF APPROXIMATELY 52.6 +/- ACRES (PARCEL "A"), 40.5 +/- ACRES (PARCEL "B") AND 40.1 +/- ACRES (PARCEL "C"). TRANSFER OF DEVELOPMENT CREDIT (TDC) THAT HAD BEEN ALLOWED IN PLN060613 TO CREATE A RECEIVER SITE FOR A DONOR, WOULD BE EXTINGUISHED. THIS IS CHANGED FROM THE COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT TO RECONFIGURE FOUR (4) EXISTING LOTS OF RECORD (ASSESSOR'S PARCEL NUMBERS 420-011-041-000 [FORMERLY 420-011-002-000] AND 420-171-032-000) OF APPROXIMATELY 0.15, 23, 34 AND 75 ACRES EACH IN THE COASTLANDS SUBDIVISION INTO FOUR (4) LOTS OF APPROXIMATELY 18, 27, 45 AND 45 ACRES EACH; AND A VARIANCE TO ALLOW TWO (2) RESULTING LOTS THAT DO NOT MEET THE MINIMUM LOT SIZE OF 40 ACRES. THE PROPERTIES ARE LOCATED AT 48170 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBERS 420-011-041-000 AND 420-171-032-000), WEST OF HIGHWAY 1, SOUTHERLY OF POST RANCH INN, BIG SUR COAST LAND USE PLAN, COASTAL ZONE. [NO ADDRESS ASSIGNED TO APN 420-171-032-000]. APPLIED ON SEPTEMBER 7, 2021 & DEEMED INCOMPLETE ON OCTOBER 26, 2021. PROJECT RE-SUBMITTED ON OCTOBER 6, 2021 & DEEMED COMPLETE ON OCTOBER 7, 2021. STATUS IS "COMPLETE". PROJECT IS SET FOR PLANNING COMMISSION HEARING ON SEPTEMBER 11, 2024. STATUS IS "COMPLETE". [NO CHANGE IN STATUS IN ACCELA]</p>

The following projects within the Big Sur Coast Land Use Plan area are active, but have had NO CHANGE IN STATUS since May 17, 2024:

FILE #	APPLICANT	AREA	PROPOSED USE
PLN240076 (PLANNER: HYA HONORATO)	CALIFORNIA DEPARTMENT OF TRANSPORTATION & ROMAN CATHOLIC BISHOP OF MTY	NO ADDRESS ASSIGNED (PROJECT LOCATED AT PM 47.8, BIG SUR	EMERGENCY COASTAL DEVELOPMENT PERMIT TO ALLOW THE REPAIR OF A RETAINING WALL BY REMOVING DEBRIS AND WOOD OBSTRUCTIONS RESTRICTING RIVER FLOW. DEBRIS AND WOOD OBSTRUCTION WILL BE REMOVED & STORED BY THE ROAD FOR OFF-HAUL. THE PROPERTY IS LOCATED AT POST MILE MARKER (PM) 47.8, BIG SUR (ASSESSOR'S PARCEL NUMBERS 419-211-018-000 AND 419-291-005-000), ALONG HIGHWAY 1, BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON MARCH 4, 2024. STATUS IS "APPLIED". [NO CHANGE IN STATUS]
PLN230308 (PLANNER: MARY ISAREL)	MAEHR TED H AND RAINER RICHARD SCOTT	38829 & 1122 PALO COLORADO ROAD, CARMEL	COASTAL DEVELOPMENT PERMIT TO ALLOW A LOT LINE ADJUSTMENT BETWEEN TWO (2) LEGAL LOTS OF RECORD CONSISTING OF PARCEL 1, 43.65 ACRES (ASSESSOR'S PARCEL NUMBER 418-151-005-000) AND PARCEL 2, 7.25 ACRES (ASSESSOR'S PARCEL NUMBER 418-151-006-000). THE ADJUSTMENT WOULD RESULT IN TWO (2) PARCELS OF 40.43 ACRES (PARCEL A) AND 10.47 ACRES (PARCEL B). THE PROPERTIES ARE LOCATED AT 38829 AND 1122 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBERS 418-151-005-000 AND 418-151-006-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON NOVEMBER 20, 2023; PROJECT DEEMED "INCOMPLETE" ON DECEMBER 20, 2023. PROJECT RE-SUBMITTED ON JANUARY 18, 2024 AND DEEMED "COMPLETE" ON FEBRUARY 18, 2024. ACCORDING TO ACCELA THE PROJECT WAS SET FOR THE PLANNING COMMISSION HEARING ON MARCH 27, 2024. STATUS IS "SET FOR HEARING". [NO CHANGE IN STATUS]
PLN230208 (PLANNER: HYA HONORATO)	IZONIL LLC	31549 HIGHWAY 1, CARMEL	COMBINED DEVELOPMENT PERMIT CONSISTING OF AN: 1) AFTER-THE-FACT COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL FOR CONVERSION OF AN EXISTING 413 SQUARE FOOT GUEST HOUSE AND 451 SQUARE FOOT STORAGE ROOM OVER AN EXISTING DETACHED GARAGE TO AN 864 SQUARE FOOT ACCESSORY DWELLING UNIT; AND 2) A COASTAL DEVELOPMENT PERMIT FOR THE DEVELOPMENT WITHIN 750 FEET OF KNOWN ARCHAEOLOGICAL RESOURCES. THE PROPERTY IS LOCATED AT 31549 HIGHWAY 1, CARMEL (ASSESSOR'S PARCEL NUMBER 243-221-027-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON OCTOBER 4, 2023; PROJECT DEEMED "INCOMPLETE" ON NOVEMBER 1, 2023. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN230090 (PLANNER: CHRISTINA VU)	SALYER SAUNDRA	38887 PALO COLORADO ROAD, CARMEL	COASTAL ADMINISTRATIVE PERMIT FOR ESTABLISHMENT OF AN OUTDOOR COMMERCIAL CANNABIS OPERATION CONSISTING OF 10,000 SQUARE FEET OF CULTIVATION, 400 SQUARE FEET OF STORAGE AND 200 SQUARE FOOT NURSERY. THE PROPERTY IS LOCATED AT 38887 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-151-002-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON OCTOBER 12, 2023; PROJECT DEEMED "INCOMPLETE" ON NOVEMBER 3, 2023. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS]
PLN220106 (PLANNER: FIONNA JENSEN)	BIG SUR CG OWNER LLC	47000 HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW CAMPGROUND IMPROVEMENTS INCLUDING A REPLACEMENT SEPTIC SYSTEM AND RELOCATION OF CAMP SITES, DEMOLITION OF APPROXIMATELY 12,840 SQUARE FEET OF EXISTING CAMPGROUND COMMON SPACES AND CONSTRUCTION OF A 200 SQUARE FOOT GATEHOUSE, 800 SQUARE FOOT CAMPGROUND RETAIL STORE, 3,000 SQUARE FOOT GENERAL STORE, 2,500 SQUARE FOOT EDUCATION AND HISTORY CENTER, 3,00 SQUARE FOOT LODGE, AND 705 SQUARE FOOT GUEST SERVICES BUILDING; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AREAS; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES EXCEEDING 30 PERCENT; AND 4) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE. THE PROPERTY IS LOCATED AT 47000 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-201-023-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON NOVEMBER 14, 2022; PROJECT DEEMED "INCOMPLETE" ON DECEMBER 9, 2022. PROJECT RE-SUBMITTED ON FEBRUARY 6, 2023; PROJECT DEEMED "COMPLETE" ON APRIL 11, 2023. ENVIRONMENTAL DOCUMENT WAS ROUTED ON NOVEMBER 14, 2023; REVIEW PERIOD ENDS ON DECEMBER 14, 2023. PROJECT CONTINUED AT PLANNING COMMISSION HEARING ON JANUARY 31, 2024 TO DATE UNCERTAIN. STATUS IS "CONTINUED". [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN220076 (PLANNER: FIONNA JENSEN)	MONTEREY PENINSULA REGIONAL PARK DISTRICT (PALO CORONA REGIONAL PARK)	4860 & 5240 CARMEL VALLEY ROAD, CARMEL	COMBINED DEVELOPMENT PERMIT CONSISTING OF A: 1) GENERAL DEVELOPMENT PLAN FOR PALO CORONA REGIONAL PARK; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES EXCEEDING 30%; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT; AND 4) A USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES EXCEEDING 25%. THE PROPERTIES ARE LOCATED NEAR 4860 & 5240 CARMEL VALLEY ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBERS 015-162-033-000, 015-162-041-000, 015-162-042-000, 015-162-044-000, 015-162-046-000, 015-162-047-000, 015-162-050-000, 015-162-051-000, 157-121-001-000, 157-121-002-000, 157-131-011-000, 157-131-012-000, 157-181-009-000, 157-181-010-000, 243-081-005-000, 243-081-008-000, 243-091-001-000, 416-011-014-000, 416-011-021-000, 416-011-033-000, 416-011-035-000, 416-011-037-000, 416-011-038-000, 416-011-039-000, 416-011-040-000, 417-011-002-000, 417-011-004-000, 417-011-005-000, 417-011-014-000, 417-011-015-000, 417-011-017-000, 417-011-020-000, 417-011-023-000, 417-011-026-000, 417-011-027-000, 417-011-028-000, 417-011-029-000, 417-011-030-000, 417-011-032-000 AND 417-011-033-000) [NO ADDRESSES ASSIGNED TO PARCELS], A PORTION LOCATED IN CARMEL LAND USE PLAN, PORTION LOCATED IN CARMEL VALLEY MASTER PLAN & PORTION LOCATED IN GREATER MONTEREY PENINSULA AREA PLAN. [NO DEVELOPMENT IS PROPOSED IN THIS PROJECT. THE GENERAL DEVELOPMENT PLAN IDENTIFIES POTENTIAL FUTURE PROJECTS]. PROJECT SUBMITTED ON MARCH 17, 2022; PROJECT DEEMED "INCOMPLETE" ON APRIL 15, 2022. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS]
PLN220016 (PLANNER: MARY ISRAEL)	GREENWOOD KODIAK	46240 PFEIFFER RIDGE ROAD, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW ESTABLISHMENT OF AN OUTDOOR COMMERCIAL CANNABIS OPERATION CONSISTING OF 5,000 SQUARE FEET OF CULTIVATION AREA. THE PROPERTY IS LOCATED AT 46240 PFEIFFER RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-241-003-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON JUNE 7, 2023; PROJECT DEEMED "INCOMPLETE" ON JULY 7, 2023. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN210100 (PLANNER: FIONNA JENSEN)	AGARWAL PUNEET & AARTI NASTA TRS	30950 AURORA DEL MAR, CARMEL	COMBINED DEVELOPMENT PERMIT CONSISTING OF A: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE DEMOLITION OF A 3,264 SQUARE FOOT SINGLE FAMILY DWELLING AND CONSTRUCTION OF A 5,016 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING AND ATTACHED GARAGE; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 50 FEET OF A COASTAL BLUFF; AND 4) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF AN ENVIRONMENTALLY SENSITIVE HABITAT. THE PROPERTY IS LOCATED AT 30950 AURORA DEL MAR, CARMEL (ASSESSOR'S PARCEL NUMBER 243-351-005-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON JUNE 15, 2022; PROJECT DEEMED "INCOMPLETE" ON OCTOBER 26, 2022. PROJECT RE-SUBMITTED ON JULY 12, 2023; DEEMED "INCOMPLETE" ON AUGUST 1, 2023. PROJECT RE-SUBMITTED A SECOND TIME ON DECEMBER 18, 2023; PROJECT DEEMED "COMPLETE" ON JANUARY 18 2024. ACCORDING TO ACCELS, PROJECT HAS NOT BEEN SET FOR HEARING. STATUS IS "COMPLETE". [NO CHANGE IN STATUS]
PLN210074 (PLANNER: FIONNA JENSEN)	22 STARS INC	50150 HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF A: 1) COASTAL ADMINISTRATIVE PERMIT & DESIGN APPROVAL FOR THE DEMOLITION OF A 3,963 SQUARE FOOT SINGLE FAMILY DWELLING & ATTACHED GARAGE, AND CONSTRUCTION OF A 4,217 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING AND ASSOCIATED SITE IMPROVEMENTS; AND 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN THE CRITICAL VIEWSHED. THE PROPERTY IS LOCATED AT 50150 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-291-008-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON DECEMBER 7, 2021 & PROJECT DEEMED "INCOMPLETE" ON JANUARY 6, 2022. STATUS IS "INCOMPLETE". [NO CHANGE IN STATUS]
PLN200040 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	FERNWOOD RESORT LLC (KING VENTURES)	47200 HIGHWAY 1, BIG SUR	DESIGN APPROVAL TO ALLOW THE REPLACEMENT OF SIX (6) EXISTING PARK MODEL UNITS WITH NEW AIRSTREAM CLASSIC MODELS. ALL UTILITIES ARE ALREADY IN PLACE. THE PROPERTY IS LOCATED AT 47200 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-211-022-000), BIG SUR LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON FEBRUARY 10, 2020; PROJECT DEEMED "INCOMPLETE" ON APRIL 15, 2020. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN190160 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	UBBEN JEFFREY W & LAURA H TRS	37791 PALO COLORADO ROAD, CARMEL	COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF A TWO-STORY 699 SQUARE FOOT ACCESSORY DWELLING UNIT WITH DECK AND A 45 SQUARE FOOT RETAINING WALL. GRADING OF 55.8 CUBIC YARDS CUT AND 53.3 CUBIC YARDS FILL. THE PROPERTY IS LOCATED AT 37791 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-091-019-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT SUBMITTED ON FEBRUARY 28, 2020; 30-DAY REVIEW PERIOD ENDED MARCH 27, 2020. PROJECT DEEMED "INCOMPLETE" ON APRIL 1, 2020. [NO CHANGE IN STATUS]
PLN180296 (PLANNER: HAS TO BE RE-ASSIGNED)	CALIFORNIA DEPT OF PARKS & RECREATION	44350 HIGHWAY 1, MONTEREY	COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE PERMANENT ON-SITE PLACEMENT OF 10,500 CUBIC YARDS OF PREVIOUSLY STOCKPILED SOIL. THE PROPERTY IS LOCATED AT 44350 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 159-011-015-000), POINT SUR STATE HISTORIC PARK [FORMER POINT SUR NAVAL FACILITY], BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON JUNE 6, 2018; 30-DAY REVIEW PERIOD ENDED ON JULY 6, 2018. STATUS IS STILL "APPLIED". STATE PARKS STAFF NEEDS TO CHANGE THE SCOPE OF THE PROJECT. JOE SIDOR WILL SPEAK WITH STATE PARKS STAFF TO "VOID" THE PROJECT. [NO CHANGE IN STATUS]
PLN180166 (PLANNER: CHRISTINA VU)	GORES SAM TR	47062 CLEAR RIDGE ROAD, BIG SUR	AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PC93112) TO ALLOW AN INCREASE OF SQUARE FOOTAGE CONSISTING OF: A 5,756 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING, A 920 SQUARE FOOT ATTACHED GARAGE AND A 1,200 SQUARE FOOT ACCESSORY DWELLING UNIT. THE PROPERTY IS LOCATED AT 47062 CLEAR RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-271-005-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON AUGUST 29, 2018; DEEMED "COMPLETE" ON SEPTEMBER 28, 2018. PROJECT RE-SUBMITTED ON AUGUST 23, 2019; PROJECT DEEMED "INCOMPLETE" ON SEPTEMBER 27, 2019. PROJECT RE-SUBMITTED ON OCTOBER 28, 2019; PROJECT DEEMED "COMPLETE" ON NOVEMBER 12, 2019. APPLICANT SUBMITTED REVISED PLANS ON MAY 24, 2023, WITH MANAGEMENT APPROVAL. PROJECT DEEMED "INCOMPLETE" ON JUNE 23, 2023. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN160856 (PLANNER: MARY ISRAEL)	MAEHR TED H AND RAINER RICHARD SCOTT	38829 & 1122 PALO COLORADO ROAD, CARMEL	<p>AFTER-THE-FACT COMBINED DEVELOPMENT PERMIT TO CLEAR CODE ENFORCEMENT CASE (CE080464) CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A 1,466 SQUARE FOOT SINGLE FAMILY DWELLING, A DETACHED 270 SQUARE FOOT STUDY ROOM, A 450 SQUARE FOOT TWO-STORY BARN, A 75 SQUARE FOOT SHED, A 90 SQUARE FOOT SHED, A 250 SQUARE FOOT CARPORT/WORKSHOP, 12 WATER STORAGE TANKS (10,000 GALLONS; 5 AT 4,900 GALLONS; 3,000 GALLONS; 2,500 GALLONS; 1,000 GALLONS; AND 3 AT 500 GALLONS), A WATER CATCHMENT SYSTEM, ON-SITE WASTEWATER SYSTEM, APPROXIMATELY 600 LINEAR FEET OF UNPAVED DRIVEWAY, AND ASSOCIATED GRADING; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW REMOVAL OF 3 MADRONE TREES; AND 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW A LOT LINE ADJUSTMENT BETWEEN TWO LEGAL LOTS OF RECORD CONSISTING OF PARCEL 1, 43.65 ACRES (ASSESSOR'S PARCEL NUMBER 418-151-005-000), AND PARCEL 2, 7.25 ACRES (ASSESSOR'S PARCEL NUMBER 418-151-006-000). THE ADJUSTMENT WOULD RESULT IN TWO PARCELS OF 40.43 ACRES (PARCEL A) AND 10.47 ACRES (PARCEL B). THE PROPERTIES ARE LOCATED AT 38829 AND 1122 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBERS 418-151-005-000 AND 418-151-006-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON MARCH 23, 2017; 30-DAY REVIEW ENDED ON APRIL 21, 2017. APPLICATION RE-SUBMITTED ON DECEMBER 20, 2018. PROJECT DEEMED "COMPLETE" ON FEBRUARY 11, 2019. ENVIRONMENTAL DOCUMENT WAS ROUTED ON MARCH 27, 2023; REVIEW PERIOD ENDED APRIL 26, 2023. PROJECT CONTINUED AT PLANNING COMMISSION HEARING ON MARCH 27, 2024 TO DATE UNCERTAIN. STATUS IS "CONTINUED". [NO CHANGE IN STATUS]</p>

FILE #	APPLICANT	AREA	PROPOSED USE
PLN160851-AMD1 (PLANNER: FIONNA JENSEN)	MORGENRATH MARTHA J TR ET AL (BLAZE ENGINEERING)	46821 HIGHWAY 1, BIG SUR	AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN160851; BOARD RESOLUTION 19-285) CONSISTING OF: 1) GENERAL DEVELOPMENT PLAN AMENDMENT TO ALLOW THE ESTABLISHMENT OF A COMMERCIAL BUSINESS OPERATION, 2) COASTAL ADMINISTRATIVE PERMIT TO CONVERT A TEST WELL INTO A PERMANENT WELL, 3) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF A 700 SQUARE FOOT OFFICE WITH A TWO (2) BEDROOM SECOND STORY EMPLOYEE HOUSING UNIT, A 600 SQUARE FOOT WORKSHOP, 800 SQUARE FOOT STORAGE BUILDING AND ASSOCIATED SITE IMPROVEMENTS INCLUDING SEVEN (7) PUBLIC PARKING SPOTS; AND 4) COASTAL DEVELOPMENT PERMITS TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30%, WITHIN 100 FEET OF ESHA AND REMOVAL OF 11 NATIVE TREES. THE PROPERTY IS LOCATED AT 46821 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-201-007-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT RE-SUBMITTED ON NOVEMBER 30, 2022; PROJECT DEEMED "COMPLETE" ON DECEMBER 20, 2022. ENVIRONMENTAL DOCUMENT WAS PREPARED & ROUTED. PROJECT APPROVED BY PLANNING COMMISSION ON JUNE 14, 2023. PROJECT APPEALED TO THE BOARD OF SUPERVISORS ON JULY 20, 2023 & JULY 24, 2023. PROJECT APPROVED BY BOARD OF SUPERVISORS ON SEPTEMBER 19, 2023. PROJECT APPEALED TO THE COASTAL COMMISSION ON OCTOBER 19, 2023 & OCTOBER 20, 2023. STATUS IS "PENDING APPROVED". [NO CHANGE IN STATUS]
PLN160851 (PLANNER: KENNY TAYLOR)	MORGENRATH MARTHA J TR ET AL (BLAZE ENGINEERING)	46821 HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL DEVELOPMENT PERMIT, DESIGN APPROVAL, AND GENERAL DEVELOPMENT PLAN TO ALLOW THE ESTABLISHMENT OF A COMMERCIAL BUSINESS OPERATION INCLUDING A 760 SQUARE FOOT OFFICE, A 600 SQUARE FOOT WORKSHOP, AN 800 SQUARE FOOT STORAGE UNIT, STORAGE OF EQUIPMENT SUCH AS GENERATORS, CEMENT SILO, DIESEL STORAGE TANKS, AND SEPTIC SYSTEM; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30%; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW REMOVAL OF 16 PROTECTED TREES; AND 4) COASTAL ADMINISTRATIVE PERMIT TO CONVERT A TEST WELL INTO A PERMANENT WELL. THE PROPERTY IS LOCATED AT 46821 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-201-007-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT WAS APPROVED BY BOARD OF SUPERVISORS ON AUGUST 27, 2019. FINAL LOCAL ACTION NOTICE SENT OCTOBER 9, 2019. TWO APPEALS RECEIVED BY THE COASTAL COMMISSION. PLANNING STAFF RESCINDED FLAN FROM COASTAL COMMISSION ON OCTOBER 21, 2022. STATUS REMAINS "PENDING APPROVED". PROJECT IS BEING AMENDED UNDER PLN160851-AMD1 TO ADDRESS COASTAL COMMISSION CONTENTIONS. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN160766 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	DOOLITTLE WILLIAM G & NANCY C TRS	48228 HIGHWAY 1, BIG SUR	EMERGENCY COASTAL DEVELOPMENT PERMIT TO REMOVE AND REPLACE A 40 FOOT LINEAR RETAINING WALL THAT HAS FAILED AND THE EXISTING RETAINING WALL MAY FALL OFF FROM THE SLOPE TO A SECTION OF COASTLANDS ROAD AND COULD POTENTIALLY COMPROMISE THE PROPERTY'S DRIVEWAY, BLOCKING INGRESS AND EGRESS. THE PROPERTY IS LOCATED AT 48228 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-171-039-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPROVED BY THE DIRECTOR OF RMA PLANNING ON OCTOBER 18, 2016. STATUS IS "PENDING APPROVED". PLANNER & HEARING SECRETARY NEED TO UPDATE WORKFLOW TASKS IN ACCELA; HEARING SECRETARY WILL PROCESS PERMIT RESOLUTION AND UPLOAD INTO ACCELA. [NO CHANGE IN STATUS]
PLN160571 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	WOLFF ANTHONY	38089 PALO COLORADO ROAD, CARMEL	COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW AN AS-BUILT 585 SQUARE FOOT ACCESSORY DWELLING UNIT, AND 2) COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES OVER 30%; AND 3) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 38089 A PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-131-017-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. PROJECT DEEMED "INCOMPLETE" ON FEBRUARY 24, 2017. [NO CHANGE IN STATUS]
PLN160558 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	LIPMAN HILLARY TR	47540 HIGHWAY 1, BIG SUR	COASTAL ADMINISTRATIVE PERMIT TO ALLOW FIVE (5) 4,999 GALLON WATER TANKS. THE PROPERTY IS LOCATED AT 47540 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-311-020-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON AUGUST 26, 2016; DEEMED INCOMPLETE ON SEPTEMBER 6, 2016. PROJECT RE-SUBMITTED ON FEBRUARY 22, 2017; DEEMED "INCOMPLETE" ON MARCH 22, 2017 [NO CHANGE IN STATUS]
PLN160470 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	RANCHOL DEL MONTE LLC & DAGMAR ELISE FRANKLIN	37821 PALO COLORADO ROAD, CARMEL	COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF A 1,496 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN EXISTING DETACHED 1,140 SQUARE FOOT BARN AND PHOTOVOLTAIC SYSTEM WHICH WILL REMAIN. THE PROPERTY IS LOCATED AT 37821 PALO COLORADO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 418-101-003-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. APPLIED ON JULY 20, 2016; 30-DAY REVIEW PERIOD ENDED ON AUGUST 19, 2016. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN160191 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	RIDEOUT BIG SUR PROPERTIES LLC (RIVERSIDE CAMPGROUND & CABINS)	47020 HIGHWAY 1, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT AND A DESIGN APPROVAL TO ALLOW REPLACEMENT OF A CONCRETE CROSSING STRUCTURE OVER THE BIG SUR RIVER (RIVERSIDE CAMPGROUND) WITH A CLEAR SPAN BRIDGE TO IMPROVE FISH PASSAGE CONDITIONS FOR FEDERALLY PROTECTED STEEL HEAD TROUT. THE PROPERTY IS LOCATED AT 47020 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-211-003-000), BIG SUR LAND USE PLAN, COASTAL ZONE. DEEMED INCOMPLETE ON APRIL 14, 2016. [NO CHANGE IN STATUS]
PLN160108 (PLANNER: CHRISTINA VU)	OROSCO PATRICK WEBBER & AMANDA BROOKS	47070 HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT TO CORRECT CODE ENFORCEMENT VIOLATION (14CE00255) CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW AFTER-THE-FACT ADDITIONS TO AN EXISTING SINGLE FAMILY DWELLING; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW AFTER-THE-FACT CONSTRUCTION OF A RETAINING WALL ENCROACHING INTO SLOPES IN EXCESS OF 30%; AND 3) DESIGN APPROVAL TO ALLOW AFTER-THE-FACT CONCRETE PAD DECKS ON AN EXISTING GRADED PADS. THE PROPERTY IS LOCATED AT 47070 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-211-006-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. DEEMED COMPLETE ON JANUARY 20, 2017; SET FOR APRIL 12, 2017 PLANNING COMMISSION HEARING. RE-SCHEDULED FOR A PC HEARING DATE TO BE DETERMINED; STATUS WAS "SET FOR HEARING". PER CRAIG SPENCER, PROVIDED DIRECTION TO APPLICANT. WAITING ON SUBMITTAL OF ADDITIONAL INFORMATION. UPDATED CHECKLIST HANDED OUT BY PLANNER ON FEBRUARY 15, 2023. FORMAL APPLICATION WAS NOT SUBMITTED WITHIN THE 6 MONTH TIME FRAME AND STATUS AUTOMATICALLY CHANGED TO "VOID" ON AUGUST 15, 2023. PLANNER HAS TO PROVIDE WRITTEN PROOF FROM OWNER/APPLICANT/AGENT REQUESTING AN EXTENSION OF TIME TO SUBMIT THE FORMAL APPLICATION. UNTIL SUCH EVIDENCE IS RECEIVED, STATUS REMAINS "VOID". [NO CHANGE IN STATUS]
PLN150151 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	STATE OF CALIFORNIA	47225 HIGHWAY 1, BIG SUR	COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW THE REPLACEMENT OF A CULVERT BRIDGE WITH A FREE-SPAN BRIDGE AND RESTORATION OF THE STREAMBED. THE PROPERTY IS LOCATED AT 47225 HIGHWAY 1, BIG SUR [PFEIFFER BIG SUR STATE PARK] (ASSESSOR'S PARCEL NUMBER 419-031-002-000), BIG SUR COAST LAND USE PLAN, COASTAL ZONE. DEEMED COMPLETE ON MARCH 11, 2015. STATUS CHANGED TO "SET FOR HEARING" BUT PROJECT HAS NOT BEEN SCHEDULED FOR A HEARING DATE AS OF THIS DATE. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN140729 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	WTCC VENTANA INVESTORS V LLC (VENTANA INN)	48123 HIGHWAY 1, BIG SUR	DESIGN APPROVAL FOR SIGNAGE AND TRAIL IMPROVEMENTS, ASSOCIATED WITH THE INSTALLATION OF TRAIL AND DIRECTIONAL/INTERPRETIVE SIGNAGE, AND CONSTRUCTION OF APPROXIMATELY 2,700 LINEAR FEET OF ON-SITE TRAILS, INCLUDING STEPS AND APPROXIMATELY 500 LINEAR FEET OF RETAINING WALLS, CONSTRUCTION OF 17 PARKING SPACES (INCLUDING 2 ADA-COMPLIANT SPACES). THE TRAIL IMPROVEMENTS AND SIGN POSTS WILL USE NATURAL COLORS AND MATERIALS (DOUGLAS FIR AND CEDAR). THE SIGNS WILL USE EARTH TONE COLORS, EXCEPT FOR THE DISABLED PARKING, TRAIL MAP, AND INTERPRETIVE SIGNS. THE PROPERTY IS LOCATED AT 48123 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBERS 419-321-010-000 AND 419-321-015-000), BIG SUR LAND USE PLAN, COASTAL ZONE. APPEAL TO BE HEARD BEFORE THE BOARD OF SUPERVISORS AT LATER DATE TO BE DETERMINED; INDEFINITELY DELAYED. [NO CHANGE IN STATUS]
PLN130342 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	MONTEREY BAY AREA COUNCIL INC	PALO COLORADO, BIG SUR	DESIGN APPROVAL TO ALLOW THE DEMOLITION OF AN EXISTING STORAGE BUILDING AND RECONSTRUCTION OF A 630 SQUARE FOOT STORAGE BUILDING. THE PROPERTY IS LOCATED AT PALO COLORADO, BIG SUR, CA (ASSESSOR'S PARCEL NUMBER 418-181-021-000), BIG SUR COAST LUP. DEEMED INCOMPLETE ON JUNE 7, 2013. [NO CHANGE IN STATUS]
PLN110473 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	SKINNER PETER G	54220 HIGHWAY 1, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL ADMINISTRATIVE PERMIT TO REMOVE EXISTING OVERHEAD UTILITIES AND PLACE UTILITIES UNDERGROUND, RELOCATE EXISTING GENERATOR TO NEW CONCRETE UTILITY PAD, TWO (2) NEW 5,000 GALLON WATER TANKS, RELOCATE PROPANE TANK, AND NEW FIRE HYDRANT; AND 2) COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF 8 EUCALYPTUS TREES AND 6 MONTEREY PINE TREES. THE PROPERTY IS LOCATED AT 54220 HIGHWAY 1, BIG SUR (ASSESSOR'S PARCEL NUMBER 421-231-003-000), BIG SUR LAND USE PLAN, COASTAL ZONE. DEEMED INCOMPLETE ON APRIL 2, 2012. [NO CHANGE IN STATUS]
PLN110214 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	NOVOA KATHLEEN WOODS ET AL	31200 PLASKETT RIDGE ROAD, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW A MINOR SUBDIVISION TENTATIVE PARCEL MAP OF AN EXISTING 120 ACRE PARCEL INTO TWO PARCELS CONSISTING OF ONE FORTY ACRE PARCEL (PARCEL 1) AND ONE 80 ACRE REMAINDER PARCEL (PARCEL 2). THE PROPERTY IS LOCATED AT 31200 PLASKETT RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 423-011-010-000). BIG SUR LAND USE PLAN AREA, COASTAL ZONE. TABLED; DEPARTMENT CANNOT SUPPORT MINOR SUBDIVISION BECAUSE OF SLOPE-DENSITY; APPLICANT IS APPLYING FOR A TRANSFER OF DEVELOPMENT CREDIT (TDC) TO GET CREDIT TO APPLY FOR SUBDIVISION. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN080166 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	JARDINE ALAN C AND MARY ANN TRS	SYCAMORE CANYON ROAD WEST OF HIGHWAY 1, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW A LOT LINE ADJUSTMENT BETWEEN TWO LEGAL LOTS OF RECORD OF APPROXIMATELY 7.51 ACRES (ASSESSOR'S PARCEL NUMBER 419-261-012-000) AND 2.52 ACRES (ASSESSOR'S PARCEL NUMBER 419-262-013-000), RESULTING IN TWO LOTS OF. 2.52 (PARCEL A) AND 7.51 (PARCEL B) RESPECTIVELY. THE PROJECT IS LOCATED ON SYCAMORE CANYON ROAD WEST OF HIGHWAY 1, BIG SUR, AND COASTAL ZONE. REVISIONS NEED TO BE MADE. DEEMED INCOMPLETE ON MAY 26, 2009. [NO CHANGE IN STATUS]
PLN070520 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	PACIFIC GAS & ELECTRIC	BETWEEN JULIA PFEIFFER BURNS STATE PARK, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW THE INSTALLATION OF FIREFLY BIRD FLIGHT DIVERTERS ON PG&E POWER LINES NOT VISIBLE FROM HIGHWAY ONE AND SWAN FLIGHT DIVERTERS ON POWER LINES WITHIN THE CRITICAL VIEWSHED FROM JULIA PFEIFFER BURNS STATE PARK TO GRIMES POINT. THE BIRD FLIGHT DIVERTERS WILL BE INSTALLED TO HELP REDUCE CALIFORNIA CONDOR FATALITIES FROM COLLISIONS WITH POWER LINES. CONDORS ARE A FEDERALLY ENDANGERED SPECIES. THE PROJECT IS LOCATED FROM JULIA PFEIFFER BURNS STATE PARK TO GRIMES POINT BECAUSE A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT IN THE CRITICAL VIEWSHED IS NEEDED. TABLED [NO CHANGE IN STATUS]
PLN070362 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	CAL TRANS – WILLOW SPRINGS PM 10	POST MILE 10.4, SOUTH OF GORDA, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW A GENERAL DEVELOPMENT PLAN TO ADDRESS THE LONG RANGE DEVELOPMENT AND OPERATIONS OF THE WILLOW SPRINGS STATION IN THREE PHASES: PHASE I INCLUDES A NEW OFFICE BUILDING; PHASE II CONSISTS OF CONSTRUCTING A NEW SLAB TO ACCOMMODATE EQUIPMENT FOR WASHING VEHICLES AND RECYCLING OF WASTEWATER; AND PHASE III CONSISTS OF REMODELING EXISTING EQUIPMENT BUILDING TO INCLUDE NEW WINDOWS/DOORS AND PAVING; AN LCP AMENDMENT TO REZONE THE MAINTENANCE STATION FROM THE WATERSHED AND SCENIC CONSERVATION ZONING DISTRICT AND INCORPORATE IT INTO THE GORDA RURAL COMMUNITY CENTER DISTRICT; AND DESIGN APPROVAL. THE PROJECT IS LOCATED AT HIGHWAY ONE, POST MILE 10.4, SOUTH OF GORDA RURAL CENTER IN THE BIG SUR AREA. APPLIED ON JUNE 8, 2009; DEEMED INCOMPLETE ON JULY 7, 2009. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN060189 (PERMIT TECHNICIAN: PROJECT HAS TO BE RE-ASSIGNED)	BURKE TIMOTHY M & DANA L (J T)	PALO COLORADO ROAD, SOUTH OF TWIN PEAKS, BIG SUR	COASTAL DEVELOPMENT PERMIT TO ALLOW A LOT LINE ADJUSTMENT THAT WOULD RECONFIGURE THREE EXISTING VACANT LOTS RESULTING IN TWO OF THE SMALLER LOTS BEING MOVED FROM THE EASTERLY LOCATION TO THE WESTERLY LOCATION FOR THE PURPOSES OF BETTER ACCESS. THE RESULTING LOT SIZES WOULD REMAIN AT EXISTING SIZES TO INCLUDE 39.92, 6.60 AND 7.56 ACRES (ASSESSOR'S PARCEL NUMBERS 418-011-041-000, 418-011-043-000, 418-011-042-000). THE PROJECT IS LOCATED ON PALO COLORADO ROAD, SOUTH OF TWIN PEAKS, BIG SUR AREA, AND COASTAL ZONE. APPROVED BY THE SUBDIVISION COMMITTEE DECEMBER 14, 2006; APPEALED BY THE COASTAL COMMISSION (A-3-MCO-07-004). APPEAL POSTPONED BY APPLICANT ON SEPTEMBER 9, 2009 AT CALIFORNIA COASTAL COMMISSION HEARING. [NO CHANGE IN STATUS]
PLN050722 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	DOUD JOHN EDWARD & JANE DEVINE DOUD TRS	EAST OF HIGHWAY 1 BETWEEN SOBERANES POINT AND KASLER POINT APPROX. TWO MILES NORTH OF PALO COLORADO ROAD, BIG SUR	COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT BETWEEN FOUR LOTS OF 555 ACRES (LOT A, ASSESSOR'S PARCEL NUMBER 243-211-023-000), 530 ACRES (LOT 10, ASSESSOR'S PARCEL NUMBER 243-211-022-000), 144 ACRES (LOT 2, ASSESSOR'S PARCEL NUMBER 417-011-016-000) AND 146 ACRES (LOT 3, ASSESSOR'S PARCEL NUMBER 417-021-002) TO RESULT IN FOUR PARCELS WITH 116 ACRES (PARCEL JD1), 72 ACRES (PARCEL JD2), 931 ACRES (PARCEL JD3), 256 ACRES (PARCEL JD4). PARCEL A WAS PART OF A 2-LOT ADJUSTMENT APPROVED IN 2003 (PLN030027). THE PROJECT IS LOCATED EAST OF HIGHWAY 1 BETWEEN SOBERANES POINT AND KASLER POINT APPROXIMATELY TWO MILES NORTH OF PALO COLORADO ROAD, BIG SUR AREA, COASTAL ZONE. APPROVED BY THE MINOR SUBDIVISION COMMITTEE FEBRUARY 22, 2007 AND APPEALED; WILL BE SUBMITTING APPLICATION FOR MINOR AND TRIVIAL AMENDMENT. STATUS IS "APPEALED". [NO CHANGE IN STATUS]
PLN040759 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	DU BOIS JOHN H & MARCIA A	50580 PARTINGTON RIDGE, BIG SUR	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL DEVELOPMENT PERMIT TO CLEAR A VIOLATION FOR THE INSTALLATION OF TWO 5,000 GALLON WATER TANKS ON SLOPES OF 30% OR GREATER; 2) COASTAL ADMINISTRATIVE PERMIT FOR A LOT LINE ADJUSTMENT, BETWEEN TWO EXISTING LEGAL PARCELS OF 10.8 ACRES (PARCEL 1) AND 46 ACRES (PARCEL 2) RESULTING IN TWO LOTS OF 10.8 ACRES (PARCEL A) AND 46 ACRES (PARCEL B). THE PROPERTIES ARE LOCATED AT PARTINGTON RIDGE, BIG SUR (ASSESSOR'S PARCEL NUMBER 420-211-015-000 AND 420-211-018-000) EAST OF HIGHWAY 1, COASTAL ZONE. DEEMED COMPLETE DECEMBER 12, 2005; PROJECT HAS BEEN SUSPENDED FOR COMPLIANCE WITH CODE ENFORCEMENT. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN040180 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	WESTON JANE ET AL	LOCATED WEST OF HIGHWAY ONE, SOUTHERLY OF POST RANCH INN, BIG SUR	COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT TO RECONFIGURE FOUR EXISTING LOTS OF RECORD (ASSESSOR'S PARCEL NUMBERS 420-011-002-000 AND 420-171-032-000) OF APPROXIMATELY 0.15, 23, 34, AND 75 ACRES EACH IN THE COASTLANDS SUBDIVISION INTO FOUR LOTS OF APPROXIMATELY 18, 27, 45, AND 45 ACRES EACH. THE LOTS ARE LOCATED WEST OF HIGHWAY ONE, SOUTHERLY OF POST RANCH INN, BIG SUR AREA, COASTAL ZONE. APPROVED BY MINOR SUBDIVISION COMMITTEE MAY 26, 2005; APPEALED BY THE COASTAL COMMISSION (#A-3-MCO-05-052). PROJECT IS BEING AMENDED UNDER PLN040180-AMD1. [NO CHANGE IN STATUS] [NO CHANGE IN STATUS]
PLN030127 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	EIZNER EDUARDO & CAROLYN SHEARER	46205 CLEAR RIDGE RD, BIG SUR	AMENDMENT TO A PREVIOUSLY APPROVED COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL (RESOLUTION NO 970383) CONSISTING OF THE FOLLOWING: 1) DELETE THE PREVIOUSLY APPROVED TWO-STORY SINGLE FAMILY RESIDENCE FROM THE PLANS; 2) CONVERT THE EXISTING 810 SQ. FT. ARTIST STUDIO (YURT) INTO A SINGLE FAMILY RESIDENCE; 3) CONSTRUCT A 1,725 SQ. FT. ONE-STORY ADDITION AND A 525 SQ. FT. DECK TO THE ARTIST STUDIO; AND 4) RELOCATE AND ATTACH THE PREVIOUSLY APPROVED 240 SQ. FT. CARPORT TO THE ARTIST STUDIO. THE PROPERTY IS LOCATED AT 46205 CLEAR RIDGE ROAD, BIG SUR (ASSESSOR'S PARCEL NUMBER 419-221-006-000), BIG SUR COAST AREA, COASTAL ZONE. TABLED AT ZONING ADMINISTRATOR MEETING OCTOBER 30, 2003. [NO CHANGE IN STATUS]
PLN020400 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	YOLANDA & RON GURRIES FAMILY PARTNERSHIP (CALTRANS)	35781 HWY 1 (PM 63.0), CARMEL	COASTAL DEVELOPMENT PERMIT TO ALLOW THE ESTABLISHMENT AND OPERATION OF TWO PERMANENT EARTH MATERIAL DISPOSAL SITES FOR MATERIAL REMOVED FROM HIGHWAY 1 IN THE BIG SUR AREA. THE AREAS WITHIN THE PROPERTY USED FOR MATERIAL DISPOSAL ARE IDENTIFIED AS SITES A AND C, AND COMBINED WILL HOLD APPROXIMATELY 70,000 CUBIC YARDS OF EARTH MATERIAL. THE PROJECT INCLUDES RESTORATION AND REVEGETATION OF DISTURBED AREAS; PERMANENT REMOVAL AND RESTORATION OF THE EXISTING ACCESS DRIVEWAY TO THE PROPERTY; AND CONSTRUCTION OF A NEW DRIVEWAY WHICH WILL SERVE AS SINGLE ACCESS TO THE PROPERTY AND DISPOSAL SITES. THE PROPERTY IS LOCATED AT 35781 HIGHWAY 1 (POST MILE 63.0), CARMEL (ASSESSOR'S PARCEL NUMBER 243-301-030-000), BIG SUR COAST LAND USE PLAN COASTAL ZONE. TABLED AT MARCH 26, 2003 PLANNING COMMISSION HEARING - NO MEETING DATE HAS BEEN SET [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN020374 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	HAUSWIRTH ROBERT & SHARON	39290 COAST ROAD, MONTEREY	COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT FOR THE DEMOLITION OF AN EXISTING 897 SQ. FT. SINGLE FAMILY DWELLING AND CONSTRUCTION OF A 3,945 SQ. FT. TWO-STORY SINGLE FAMILY DWELLING WITH BASEMENT AND A 480 SQ. FT. DETACHED GARAGE (TOTAL STRUCTURAL COVERAGE IS 3,439 SQ. FT.); A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF MAPPED OR FIELD IDENTIFIED ENVIRONMENTALLY SENSITIVE HABITAT; GRADING (540 CUBIC YARDS OF CUT/FILL); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 39290 COAST ROAD, MONTEREY (ASSESSOR'S PARCEL NUMBER 418-121-023-000), BIG SUR AREA, COASTAL ZONE. TABLED FROM JUNE 12, 2003 ZONING ADMINISTRATOR MEETING; PREPARATION OF AN INITIAL STUDY TO ADDRESS POTENTIAL IMPACTS TO BIXBY CREEK AND ENVIRONS – INFORMATION REQUESTED NOT SUBMITTED BY APPLICANT. APPLICANT INQUIRED ABOUT RESTARTING THE PROJECT; PLANNER CONTACTED APPLICANT ON FEBRUARY 13, 2014. [NO CHANGE IN STATUS]
PLN010530 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	HILL JAMES III	EAST OF OLD COAST ROAD, BIG SUR	COASTAL DEVELOPMENT PERMIT FOR A MAJOR LOT LINE ADJUSTMENT OF APPROXIMATELY 960 ACRES OF THE 7000+/- ACRE EL SUR RANCH. THE PROPOSAL IS TO RECONFIGURE TEN PARCELS RANGING FROM 47 ACRES TO 196 ACRES. THE PROPERTY IS LOCATED EAST OF THE CONFLUENCE OF THE NORTH AND SOUTH FORKS OF THE LITTLE SUR RIVER, (ASSESSOR'S PARCEL NUMBERS PORTIONS OF 418-021-021-000, 418-021-025-000 AND 418-021-034-000), EAST OF OLD COAST ROAD, BIG SUR AREA, COASTAL ZONE. [ADMINISTRATIVE DETERMINATION THAT THE PROJECT WAS SUBJECT TO STATE LAW LIMITING LOT LINE ADJUSTMENTS TO 4 PARCELS APPEALED BY APPLICANT TO PLANNING COMMISSION – APPEAL DENIED ON DECEMBER 11, 2002 – PC DECISION APPEALED TO THE BOARD OF SUPERVISORS SOON THEREAFTER AND SUBSEQUENTLY TABLED AT MAY 27, 2003 BOARD OF SUPERVISORS MEETING TO ADDRESS LOT LEGALITY ISSUES] NO HEARING DATE HAS BEEN SET. STATUS CHANGE ON 09/10/2007, TABLED BY BOARD OF SUPERVISORS IN 2003. SUSPENDED [NO CHANGE IN STATUS]
PLN010311 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	TRAPKUS STEPHEN TR	3.2 MILES EAST OF HWY 1 ON PALO COLORADO, BIG SUR	COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT BETWEEN TWO LEGAL LOTS OF RECORD (ASSESSOR'S PARCEL NUMBERS 418-131-028-000 AND 418-132-005-000). THE LOT LINE ADJUSTMENT WILL ADD 7.8 ACRES TO ASSESSOR'S PARCEL NUMBER 418-131-028-000. THE PROPERTIES ARE LOCATED AT THE 3.2 MILE MARKER AT PALO COLORADO ROAD, BIG SUR, AND COASTAL ZONE. TABLED AT JULY 25, 2002 SUBDIVISION COMMITTEE MEETING FOR REDESIGN – NO HEARING DATE HAS BEEN SET. [NO CHANGE IN STATUS]

FILE #	APPLICANT	AREA	PROPOSED USE
PLN000142 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	CALTRANS 2000- DISPOSAL SITE	HWY 1 VARIOUS SITES PM27.8 & 22.4, BIG SUR	EMERGENCY COASTAL DEVELOPMENT PERMIT TO REMOVE LANDSLIDE THAT IS BLOCKING BOTH LANES OF HWY 1. INCLUDES REVIEW OF DISPOSAL SITES FOR EXCESS MATERIAL FROM PITKINS CURVE AND BIG CREEK SLIDES. (SEE PLN000425 AND PLN000426 FOR FOLLOW-UP DISPOSAL.) SUSPENDED [NO CHANGE IN STATUS]
PLN980487 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	GRIES BEVERLY STERN	GORDA MOUNTAIN NO 4, BIG SUR	COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL FOR A 540 SQUARE FOOT CARETAKER UNIT AND CARPORT ON A PARCEL WITH AN EXISTING SINGLE FAMILY RESIDENCE. THIS PROJECT WILL BRING THE EXISTING ILLEGAL MANUFACTURED UNIT INTO COMPLIANCE WITH THE ZONING ORDINANCE AND RESOLVE COUNTY CODE VIOLATION FILE #85-315:D. THE PROPERTY IS FRONTING AND SOUTHERLY OF GORDA MOUNTAIN RD, LOCATED AT NO. 4 GORDA MOUNTAIN (ASSESSOR'S PARCEL NUMBER 424-011-016-000) IN THE BIG SUR AREA OF THE COASTAL ZONE. DEEMED INCOMPLETE ON APRIL 14, 1999. (PROJECT HAS BEEN SUSPENDED DUE TO NO ACTIVITY) [NO CHANGE IN STATUS]
PLN970596 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	PACIFIC BELL	LOPEZ POINT, BIG SUR	COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL FOR A MICROWAVE DISH ENCLOSED IN A SHED (22' 6" IN HEIGHT) LOCATED WITHIN THE CRITICAL VIEWSHED OF STATE HIGHWAY 1. THE PROJECT INCLUDES A PROPANE TANK, 7' HIGH CEDAR FENCE AND SOLAR PANELS ON THE SHED ROOF. THIS WILL PROVIDE PACIFIC BELL TELEPHONE SERVICE ALONG THE SOUTH COAST AREA OF BIG SUR. THE PROPERTY IS FRONTING ON THE WESTERLY SIDE OF STATE HIGHWAY 1, LOCATED AT LOPEZ POINT (ASSESSOR'S PARCEL NUMBER 422-011-010-000) IN THE BIG SUR AREA OF THE COASTAL ZONE. PROJECT HAS BEEN SUSPENDED DUE TO INACTIVITY. [NO CHANGE IN STATUS]
PLN970595 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	PACIFIC BELL	POST RANCH (WEST SIDE OF HWY 1), BIG SUR	COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL FOR A MICROWAVE DISH ON A 34' HIGH SUPPORT ANTENNA FOR PACIFIC BELL TELEPHONE SERVICE; AND A VARIANCE TO EXCEED THE 15' MAXIMUM ALLOWABLE HEIGHT FOR AN ACCESSORY STRUCTURE. THE PROPERTY IS FRONTING ON AND WESTERLY OF STATE HIGHWAY 1, LOCATED AS PARCEL "C" ON THE POST RANCH PROPERTY (ASSESSOR'S PARCEL NUMBER 419-311-036-000) IN THE BIG SUR AREA OF THE COASTAL ZONE. TABLED – PROJECT HAS NEVER BEEN DEEMED COMPLETE OR INCOMPLETE. [NO CHANGE IN STATUS]
PD040368 (PLANNER: PROJECT HAS TO BE RE-ASSIGNED)	DOUD JOHN EDWARD	W OF HWY 1 N OF GARRAPATA BRIDGE, BIG SUR	CONSIDER LAND USE PLAN AMENDMENT AND ZONE CHANGE FROM OUTDOOR RECREATION (OR) TO WATERSHED & SCENIC CONSERVATION (WSC/40) FOR A 2.5-ACRE LOT LOCATED NORTH OF GARRAPATA CREEK, SOUTH OF GARRAPATA PARK, AND WEST OF HIGHWAY ONE, BIG SUR (ASSESSOR'S PARCEL NUMBER 243-212-016-000), COASTAL ZONE. APPROVED BY BOARD OF SUPERVISORS ON NOVEMBER 14, 2006; LOCAL COASTAL PROGRAM AMENDMENT SENT TO CALIFORNIA COASTAL COMMISSION IN JUNE 2007. CALIFORNIA COASTAL COMMISSION RECOMMENDED DENIAL-APPEAL WITHDRAWN TO ADDRESS LEGAL LOT ISSUE. [NO CHANGE IN STATUS]



PROJECT UPDATE – STATE ROUTE 1 IN SAN LUIS OBISPO & MONTEREY COUNTIES (HIGHWAY 46 TO CARMEL RIVER)

PREPARED FOR June 7, 2024, BIG SUR MULTI-AGENCY ADVISORY COUNCIL MEETING

PROJECTS UNDER CONSTRUCTION										
	Project	Location	Description	Estimated Construction Timeline	Construction Cost	Funding Source	Coastal Development Permit	Project Manager (Resident Engineer)	Contractor	Comments
1.	Highway 1 Pfeiffer Canyon Mitigation (1K080)	At Pfeiffer Canyon Bridge (MON 45.4/45.6)	Environmental mitigation (planting, erosion control) for project EA 1J130.	April 2023 – May 2026	\$200,000	SHOPP	This project is to meet the CDP condition for 05-1J130.	Aaron Wolfram	CON	Planting Complete Project in plant establishment. Construction in progress.
2.	Highway 1 Garrapata Creek Bridge Rehab (1H460)	At Garrapata Creek Bridge (MON 63.0)	Electrochemical Chloride Extraction (ECE) of bridge structure	July 2021 – November 2023	\$9.6 million	SHOPP	Exempt	Terry Thompson	Future Contractors & Engineers	Construction complete. To be removed at the next meeting.
3.	Highway 1 Big Sur Central (1Q770)	In Monterey County, Near Big Sur, From Limekiln Creek Bridge to 0.9 Mile south of Castro Canyon Bridge MON-1-20.9/42.2	Storm Damage Repairs	Winter 2023 - Fall 2024	\$76.35 Million	SHOPP	Exempt	Victor Devens	Papich Construction, Inc.	Construction in progress.
4.	Highway 1 Big Sur South (1Q760)	In San Luis Obispo and Monterey Counties, Near Big Sur, From Ragged Point to Limekiln Creek Bridge SLO-1-71.8 to MON-1-20.9	Storm Damage Repairs	Winter 2023 - Fall 2024	\$18.35 Million	SHOPP	Exempt	Victor Devens	S. Chaves Construction, Inc.	Construction in progress.
5.	Highway 1 Big Sur North (1Q800)	In Monterey County, Near Big Sur, From 0.9 Mile south of Castro Canyon Bridge to 0.3 Mile south of Carmel River Bridge MON-1-42.2/72.0	Storm Damage Repairs	Winter 2023 - Fall 2024	\$25.4 million	SHOPP	Exempt	Victor Devens	Granite Rock Construction	Construction in progress.



PROJECT UPDATE – STATE ROUTE 1 IN SAN LUIS OBISPO & MONTEREY COUNTIES (HIGHWAY 46 TO CARMEL RIVER)

PREPARED FOR June 7, 2024, BIG SUR MULTI-AGENCY ADVISORY COUNCIL MEETING

6.	Coastal RSP Repair (1R190)	In Monterey County from 3 miles to 1 mile south of the town of Gorda. MON-1-7.2/9.2	Repair RSP and gabion baskets	Winter 2023/24 - Winter 2024/25	\$51 million	SHOPP	Exempt	Victor Devens	John Madonna Construction	Construction in progress
7.	St. Francis Retevment (1R210)	On Route 1 in Monterey County 2.2 miles north of the Pfeiffer Canyon Bridge. MON-1-47.8	Replace failed concrete revetment	Winter 2023/24 - Summer/Fall 2024	\$7.5 million	SHOPP	Exempt	Victor Devens	Granite Rock Construction	Construction in progress
8.	Dolan Point Slide (1R630)	In Monterey County 1.7 miles south of the Dolan Creek Bridge. MON-1-29.5	Remove slide material. Restore roadway. Install rockfall netting.	Winter 2023/24- Fall 2024	\$3.7 million	SHOPP	Exempt	Victor Devens	Papich Construction	Construction in progress
9.	Monastery Beach Sinkhole (1S080)	In Monterey County one mile south of the Carmel River Bridge MON-1-71.24	Sinkhole over culvert	Fall 2024	\$150,000	SHOPP Minor	Exempt	Victor Devens	Granite Construction	Construction in progress
10.	Rocky Creek Slip Out (1S040)	In Monterey County at .1 mile south of the Rocky Creek Bridge MON-1-60.0	Stabilize slope. Temporary signal.	Spring 2024- Fall 2024	\$8 million	SHOPP	Emergency Costal Development Permit	Victor Devens	Teichert Construction	Construction in progress
11.	Regent's Slide (1R640)	In Monterey County 0.3 mile south of the Big Creek Bridge. MON-1-27.8	Remove slide material. Restore roadway.	Winter 2023/24 - TBD	\$31 million	SHOPP	Emergency Costal Development Permit	Victor Devens	Papich Construction	Excavation halted temporarily. Crews observed additional cracking, requiring additional monitoring and analysis before beginning work again.
12.	Rocky Creek Slip Out Restoration (1S160)	In Monterey County at .1 mile south of the Rocky Creek Bridge MON-1-60.0	Construct a viaduct to restore two-way traffic	July 2024 – Summer 2025	Estimated \$21 million	SHOPP 130 Emergency Work	To be determined	Chad Stoehr	Gordon N. Ball, Inc.	Construction in progress



PROJECT UPDATE – STATE ROUTE 1 IN SAN LUIS OBISPO & MONTEREY COUNTIES (HIGHWAY 46 TO CARMEL RIVER)

PREPARED FOR June 7, 2024, BIG SUR MULTI-AGENCY ADVISORY COUNCIL MEETING

PROJECTS IN DEVELOPMENT									
	Project	Location	Description	Estimated Construction Timeline	Construction Cost	Funding Source	Coastal Development Permit	Project Manager	Comments
1.	Highway 1 Mud Creek Permanent Restoration (1K020)	In Monterey County 0.8 miles north of Alder Creek Bridge to 1.2 miles north of Alder Creek Bridge (MON 8.7/9.1)	Coastal Development Permit Requirements	Summer 2025 – Fall 2025	\$2.1 million	SHOPP MAJOR	Yes	Luis Duazo	Project Plans, Specifications, and Cost Estimates are being finalized. Coastal Development Permit is in-progress.
2.	Highway 1 Limekiln Creek Bridge Replacement (1F510)	In Monterey County from south of Limekiln Creek Bridge to just north of Limekiln Creek Bridge (MON 20.9-21.3)	Replace bridge	July 2027 – October 2030	\$96.2 million	SHOPP	Yes	Luis Duazo	The Environmental Document is being finalized. The Design phase will begin October 2024.
3.	Highway 1 Big Creek Tieback Wall (1K010)	Near Lucia south of Big Creek Bridge (MON 27.5/27.7)	Construct tieback wall, restore roadway and facilities, place Water Pollution Control BMPs, and erosion control	February 2025 – December 2026	\$7.3 million	SHOPP	Yes	Meg Henry	Project is in the Design PS&E phase. Caltrans received an incomplete letter from Coastal for the CDP application and is actively working with Coastal to address their comments
4.	Highway 1 Castro Canyon Bridge Rail Upgrade (1H490)	At Castro Canyon Bridge (MON 43.1)	Replace bridge rail	May 2025 - April 2028	\$2.5 million	SHOPP	Yes	Meg Henry	Project is delayed due to AT&T; a second time extension was requested but denied by HQ CTC staff. D5 is reprogramming the project in the 24/25 SHOPP. EA will remain as 05-1H490. D5 was notified in early March that ATT has contested the legal filing. D5 is awaiting clarification on updated timeline from HQ legal. As of May 2, the date for resolution of legal action is unknown but anticipated to be no earlier than late fall and possibly later than Spring 2025.



PROJECT UPDATE – STATE ROUTE 1 IN SAN LUIS OBISPO & MONTEREY COUNTIES (HIGHWAY 46 TO CARMEL RIVER)

PREPARED FOR June 7, 2024, BIG SUR MULTI-AGENCY ADVISORY COUNCIL MEETING

5.	Highway 1 Coastlands II Wall Permanent Restoration (1P210)	Near Big Sur at 1.1 Mile south of Pfeiffer Canyon Bridge (MON 44.34/44.34)	Construct soldier pile wall or mechanically stabilized embankment wall	January 2026-October 2027	\$3.2 million	SHOPP	Yes	Mark Leichtfuss	Design phase began in January 2024.
6.	Highway 1 Garrapata Creek Bridge Rail Replacement (1H800)	At Garrapata Creek Bridge (MON 62.97)	Bridge rail rehabilitation	April 2024 – April 2025	\$3.6 million	SHOPP	Yes	Aaron Wolfram	Project is in Design phase. 6th ADAC community recommended to use CA Type 86H rail when given that option and Texas rail type C412. CDP application submitted in March 2022. Monterey County Historic Records Review Board recommended project for approval to Monterey County Planning Commission (MCPC) at 1/5/23 meeting. MCPC denied CDP on 2/22/2023 and denied appeal on 3/8/23. Board of Supervisors voted to appoint a working group to meet to discuss additional options for rail selection. The Monterey County Board of Supervisors denied a CDP at the 6/25/2024 BOS meeting. CT is preparing to appeal the decision to the Coastal Commission.
7.	Highway 1 Carmel River Overflow Bridge (1F650)	In Monterey County, on Route 1, 0.2 miles south of Carmel River Bridge (MON 71.9 - 72.3)	Drainage Improvements	April 2025 – May 2025	\$11 million	Local, Oversight	Yes	Ryan Caldera	95% Plans have been reviewed by the Department and returned to the County of Monterey. Anticipate comments to be addressed and resubmittal in Fall 2024.
8.	Highway 1 Big Creek to Carmel Drainage Restoration (1N360)	In Monterey Count on Route 1 at Various Locations (MON 27.76/70.87)	Drainage Restoration	December 2024 – June 2025	\$1.25 million	SHOPP MINOR A	Yes	Aaron Wolfram	DPR signed 11/7/2022. Starting public circulation of DED. PAED targeting February 2024.



PROJECT UPDATE – STATE ROUTE 1 IN SAN LUIS OBISPO & MONTEREY COUNTIES (HIGHWAY 46 TO CARMEL RIVER)

PREPARED FOR June 7, 2024, BIG SUR MULTI-AGENCY ADVISORY COUNCIL MEETING

9.	St. Francis Revetment (1R210)	On Route 1 in Monterey County 2.2 miles north of the Pfeiffer Canyon Bridge. MON-1-47.8	Storm Damage Repairs	Summer 2024 future signal control	\$7.5 million	SHOPP	Exempt	Victor Devens	TBD
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ACRONYMS USED IN THIS REPORT:

CT	Caltrans	PA&ED	Project Approval and Environmental Document
CDP	Coastal Development Permit	PS&E	Plans, Specifications, & Estimates
DED	Draft Environmental Document	RTL	Ready to List
DPAC	Division of Procurement and Contracts	SHOPP	State Highway Operation and Protection Program
DPR	Draft Project Report	STIP	Statewide Transportation Improvement Program
ED	Environmental Document		